

**REGULAR MEETING OF THE
CITY OF ALVARADO
CITY COUNCIL
104 W. COLLEGE
MAY 20, 2024
6:30 PM**

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, May 20, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call - Council determines excused/unexcused absence of members.

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. 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 action to approve the minutes of the 04/15/2024 Regular City Council Meeting.
2. Consideration and action to approve the meeting minutes of the 04/25/2024 meeting between the City of Alvarado City Council, the EDC Board, and the P&Z Commission on Thursday, April 25, 2024.

NEW BUSINESS:

3. Consideration and action to approve Ordinance 2024-0008 canvassing returns and declaring results of the General and Special Election held on May 4, 2024 to elect Council Member Ward 2, Place 2 and Proposition A, reauthorizing Street Maintenance Sale Tax. (Walls)
4. Recognition of service for Council Member Michael Bennett. (Walls)
5. Swearing in of newly elected Council Members. (Walls)
6. Consideration and action to appoint one Councilmember as Mayor Pro Tem who shall hold office for one (1) year as set forth in section 3.08 of the Alvarado City Charter. (Wheat)
7. Employee of the Quarter - 1Q (Walls)
8. Public hearing, consideration and action to approve Resolution No. R2024-0010 authorizing the creation of the Agave Trail Public Improvement District, approximately 117.18 acres of

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- land generally located east of N. Cummings Drive and south of CR 508. (Agave Trail) (French)
9. Consideration and action to approve Lone Oak Reimbursement Agreement, Phase 1. (Lone Oak) (French)
 10. Consideration and action to approve the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 1 final plat on 70.219 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607. (Lone Oak Addition, Ph. 1) (French)
 11. Consideration and action on the application of Heath Voyles with Westfall Engineering on behalf of Shaw Development Group, LLC for approval of the Parkview at Alvarado Apartments Addition preliminary plat on 29.021 acres known as Tract 161 in the I. Glaze Survey, A-313, Tract 29A in the J. Dixon Survey, A-214, and Tract 1A in the J. M. Ross Survey, A-737, approximately addressed at 600 N. Parkway Drive. (Alvarado Apt. Addition, Preliminary Plat) (French)
 12. Consideration and action to rescind previously awarded bid to Reynolds Asphalt for James St. & S. Baugh. (Dwiggins)
 13. Consideration and action to authorize the Economic Development Director to negotiate and execute a \$5,000.00 grant for Promotional Partnership with Blossoms on the Square, located at 101 S. Friou Street. (Cromer)
 14. Consideration and action to authorize the Director of Economic Development to execute 380 Agreement between the City of Alvarado, AEDC, and Atwood Distributing, L.P. for the development of an Atwoods Ranch & Home retail store. (Cromer)
 15. Consideration and action to approve the Alvarado Economic Development Corporation's amended and restated bylaws. (Cromer)
 16. STEP Grant presentation. (May)
 17. Presentation and discussion regarding painting the concrete tables at Parkway Park. (DeBuff)

EXECUTIVE SESSION:

EXECUTIVE SESSION:

- Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:
 - 1. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council 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 provisions of Chapter 551, including the following items: A.) Any item listed on the agenda. B.) Police Department Personnel Update
 - 2. § 551.087. Deliberation regarding economic development negotiations. The City Council may convene in Executive to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above. A.) 205 E. Carver St. B.) 609 N. Parkway Dr.

RECONVENE TO REGULAR SESSION:

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18. Consideration and action to authorize the City Manager to execute the Unimproved Property Contract between Agave Development Group LLC and the City of Alvarado. (Agave Dev.) (DeBuff)

COUNCIL COMMENTS:

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

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

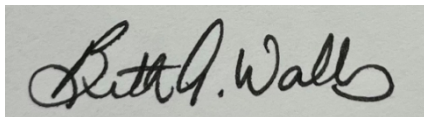
ACCESSIBILITY STATEMENT

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

NON-DISCRIMINATION STATEMENT

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

I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on Friday, May 17 at 6:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Beth A Walls, TRMC, IPMA-SCP, CPM
City SecretaryHRD

CITY OF ALVARADO
County of Johnson
State of Texas
04/15/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, April 15, 2024 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Michael Bennett	Council Ward 1		X	
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3	X		
Kevin Thomas	Council Ward 3	X		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Jessica Hill	Deputy City Secretary
Laura Cox	Chief Financial Officer
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Dev. Director
Hillary Cromer	Economic Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Precious Moore	Library Director
Teddy May	Police Chief
Ben Moore	Asst. Police Chief
Michael Dwiggins	Public Works Director
Mikaela Hall	Communications Manager

Mayor Jacob Wheat call the meeting to order at 6:34 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS-

Jameye Jones – Upcoming Event – Antique Alley Friday, April 19 through Sunday, April 21.

INTRODUCTION OF NEW EMPLOYEES-

Jennifer Offord – Police Officer, Terri Jackson – Court Clerk

CONSENT AGENDA

- 1. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 03/18/2024 REGULAR CITY COUNCIL MEETING.**
- 2. CONSIDERATION AND ACTION TO APPROVE ORDINANCE NO. 2024-0006 AMENDING ARTICLE I "IN GENERAL" OF CHAPTER 22 "MUNICIPAL COURT" OF THE CODE OF ORDINANCES, CITY OF ALVARADO, TEXAS, BY ESTABLISHING A CHILD SAFETY FUND AND REQUIRING CERTAIN DEFENDANTS IN MUNICIPAL COURT TO PAY A CHILD SAFETY FEE, PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE. (COX/PENHALLEGON)**

BACKGROUND & FINDINGS:

The Child Safety Fee is a special court cost under Article 102.014 Code of Criminal Procedure for convictions such as moving traffic violations in school crossing zones and passing a school bus. For cities with a population less than 850,000, the money must be used first to fund school crossing guards, with any excess expended for programs designed to enhance public safety and security.

FINANCIAL IMPACT:

The funds from this fine will be accounted for in accordance with state law.

RECOMMENDATION:

Staff recommends approval of this item.

Motion was made by Lydia Moon and seconded by Beverly Short to move item #2 of the Consent Agenda to New Business.

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

- 3. CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2024-0007 APPOINTING AN ELECTION JUDGE AND ALTERNATE ELECTION JUDGE. (WALLS)**

BACKGROUND & FINDINGS:

- The 2024 General Election will be May 4, 2024.
- The Early Voting Election Judge is Deputy City Secretary, Jessica Hill
- Recommendation for Election Day Judge is Patti Beckham

RECOMMENDATION:

Recommend approving Resolution R2024-0007.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the consent agenda.

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

Motion was made by Lydia Moon and seconded by Beverly Short to accept item # 2, previously listed under the Consent Agenda, as presented.

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

AGENDA ITEM # 4 - 12
NEW BUSINESS:

Mayor Jacob Wheat opened the Public Hearing at 6:50 pm and closed the public hearing at 6:52 pm.

4. PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2024-0007 ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 77.57 ACRES IN THE G. S. MCINTOSH SURVEY, ABSTRACT 625, THE J. B. CONGER SURVEY, ABSTRACT 150, AND THE J. NICHOLSON SURVEY, ABSTRACT 1079, GENERALLY LOCATED SOUTH OF CR 508 AND WEST OF CR 607, INTO THE CORPORATE LIMITS OF THE CITY OF ALVARADO, TEXAS. (LONE OAK ANNEXATION) (FRENCH)

BACKGROUND & FINDINGS:

On January 29, 2024, the Alvarado City Council approved a development agreement with owners of the subject site in preparation of providing City services to the subject site for annexation and development of single-family residences as part of the Lone Oak Addition development.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends City Council approve Ordinance 2024-0007.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Ordinance 2024-0007 as written.

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

Mayor Jacob Wheat opened the Public Hearing at 6:53 pm and closed the public hearing at 7:03 pm.

5. PUBLIC HEARING, CONSIDERATION AND ACTION ON APPROVING ORDINANCE 2024-0005 PERTAINING TO THE APPLICATION OF GRBK EDGEWOOD LLC & CENTURY LAND HOLDINGS OF TEXAS, LLC FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURAL (A) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY RESIDENTIAL (SF-2) DISTRICT USES ON 428.755 ACRES KNOWN AS A PORTION OF TRACT 1 OF THE J. NICHOLSON SURVEY, A-1079, PORTIONS OF TRACTS 2, 5, AND 6 OF THE J. B. CONGER SURVEY, A-150, AND PORTIONS OF TRACT 1-5 AND 29 OF THE G. S. MCINTOSH SURVEY, A-625, APPROXIMATELY ADDRESSED AT 825 AND 1029 CR 607, WITH AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN AND WITH DEVELOPMENT PLAN APPROVAL AND DEVIATIONS. (LONE OAK REZONING) (FRENCH)

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential with the exception being that area designated for Local Business in the northeast corner at the planned intersection of CR 607 and a future arterial connection to CR 508. With approval of a comprehensive plan amendment to change this land use designation from Local Business to Low Density Residential and remove the future arterial connecting CR 508 and CR 607, the requested rezoning is anticipated to produce development consistent with the Comprehensive Plan's target density of four dwelling units per acre.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of Ordinance No. 2024-0005 to City Council.

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve Ordinance 2024-0005 as written.

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

6. CONSIDERATION AND ACTION ON THE APPLICATION OF MIKE HOLMES WITH ATWELL, LLC REPRESENTING BW GAS & CONVENIENCE RETAIL, LLC ON BEHALF OF 275 ALVARADO LLC FOR APPROVAL OF THE ALLSUP'S ADDITION PRELIMINARY PLAT ON 14.09 ACRES KNOWN AS TRACT 11 IN THE A. SPIVA SURVEY, A-770, APPROXIMATELY ADDRESSED AT 1200 E. HIGHWAY 67. (ALLSUP'S PRELIMINARY PLAT) (FRENCH)

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on March 21, 2024. Per Section 34-34.d of the Alvarado subdivision ordinance, the City Council shall:

- (1) Act within 30 days after the filing of preliminary plat,
- (2) Conclude one of the following.
 - a. Approve. b. Approve with conditions. c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Industrial/Utility use, however, the property is zoned General Commercial (C-2) District that allows the proposed convenience store with fuel sales by-right. Staff finds the preliminary 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 conditional approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of the Allsup's Addition preliminary plat with conditions listed in the attached recommended conditions of approval letter.

Motion was made by Cherry Bryant and seconded by Lydia Moon to approve of the Allsup's Addition preliminary plat with the conditions.

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

7. CONSIDERATION AND ACTION ON THE APPLICATION OF CLINT VINCENT ON BEHALF OF BLOOMFIELD HOMES FOR APPROVAL OF THE WHISPER PARK ADDITION PRELIMINARY PLAT ON 172.322 ACRES KNOWN AS BLOCKS 3 AND 4 OF THE BROWN ADDITION SECTION 2, A TRACT OUT OF THE A. J. PATTON SURVEY, A-684, TRACT 36 OF THE A. SPIVA SURVEY, A-770, AND TRACTS 21, 22, 25A, 26A, 27 AND 27A OF THE R. BELL SURVEY, A-44. (WHISPER PARK PRELIMINARY PLAT) (FRENCH)

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on March 28, 2024. Per Section 34-34.d of the Alvarado subdivision ordinance, the City Council shall:

- (1) Act within 30 days after the filing of preliminary plat,
- (2) Conclude one of the following.

a. Approve. b. Approve with conditions. c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan primarily designates the subject site for Low Density Residential, which generally includes single-family detached residences at approximately four dwelling units per acre. Two small portions of the subject site are designated to the Floodplain land use category. Staff finds the preliminary 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:

On April 11, 2024, the Planning and Zoning Commission recommended City Council approve the Whisper Park Addition preliminary plat with the conditions listed in the attached recommended conditions of approval letter.

Motion was made by Kevin Thomas and seconded by Cherry Bryant to approve the Whisper Park Addition preliminary plat with conditions.

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

8. CONSIDERATION AND ACTION ON APPROVING RESOLUTION R2024-0008 OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, ACCEPTING FOR FILING A LANDOWNER PETITION FOR THE MODIFICATION OF BOUNDARIES TO A PUBLIC IMPROVEMENT DISTRICT AND CALLING A PUBLIC HEARING (AGAVE TRAIL). (DEBUFF)

BACKGROUND & FINDINGS:

- The development agreement between the City of Alvarado and Agave Trail Development, LLC included the future creation of a public improvement district (PID). Creation of the PID includes \$702,000 in fees paid per lot, over the full build out of the development, to the City.
- In addition, this development agreement includes \$3.4 million in payments to assist in the funding for the construction of North Cummings.

- The first step in the creation of the PID is accepting the petition from the landowner to create the PID, and set a public hearing, for which the City Secretary will issue legal notices.

RECOMMENDATION:

Approve Resolution R2024-0008 of the City Council of the City of Alvarado, Texas, accepting for filing a landowner petition for the modification of boundaries to a Public Improvement District and calling a public hearing.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Resolution R2024-0008, accepting for filing a landowner petition for the modification of boundaries to a Public Improvement District and calling a public hearing.

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

9. PRESENTATION REGARDING PROPOSED POLICE DEPARTMENT RENOVATION. (MOORE)

No action is necessary.

10. CONSIDERATION AND ACTION TO AUTHORIZE CITY MANAGER TO PURCHASE MODULES FOR REVISED POLICE DEPARTMENT RENOVATION. (MOORE)

BACKGROUND AND FINDINGS:

Per the update at the last Council meeting, the police department obtained bids for mobile office trailers to serve as temporary offices and locker room for the PD.

Palomar: 352,403.37

Aries: 314,355.37

Texas State: 227,594.37

Gym Construction: 39,300.64

FINANCIAL IMPACT

Dependent upon the selected vendor.

RECOMMENDATION:

Staff recommends Texas State

Motion was made by Lydia Moon and seconded by Kevin Thomas to award bid to Texas State Modular, to include the gym, for 227,594.37, and to authorize the City Manager to purchase modules for revised Police Department renovation.

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

11. CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH LONG HORN COMMERCIAL ROOFING COMPANY, IN THE AMOUNT OF \$36,527.00, TO PROVIDE FOR THE ROOF RESTORATION (REPAIR) AT 104 W. COLLEGE STREET, ALVARADO, TEXAS, ALSO KNOWN AS CITY HALL. (SUBER)

BACKGROUND & FINDINGS:

The existing metal roof at 104 W. College Street (Alvarado City Hall) has reached its serviceable life and as a result the facility will require a roof restoration (repair). The proposed roof restoration (repair) would consist of covering the entire roof with a silicone based top coat, and the process will also include sealing all gaps and protrusions with a trowel-grade seam sealer. This process of a roof restoration (repair) carries a 15-year warranty. To prevent damage to the interior of the facility and reduce future maintenance costs, staff enlisted the assistance of three (3) different roofing companies to inspect and provide proposals for the project. Proposals, with scope of work, are attached.

FINANCIAL IMPACT:

The proposed project will cost approximately \$36,527.00.

RECOMMENDATION:

Staff recommends City Council authorize the City Manager to execute a construction contract with Longhorn Commercial Roofing in the amount of \$36,527.00 for roof restoration (repair) at 104 W. College Street.

Motion was made by Lydia Moon and seconded by Beverly Short to authorize City Manager to execute a construction contract with Longhorn Commercial Roofing Company, in the amount of \$36,527.00.

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

12. CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO SIGN AN AGENT OF RECORD AGREEMENT WITH HUB INTERNATIONAL IN ORDER TO SECURE QUOTES FOR BENEFIT COVERAGES FOR FISCAL YEAR 2024-25. (WALLS)

BACKGROUND & FINDINGS:

The City of Alvarado currently offers employees one medical plan through Blue Cross/Blue Shield of Texas.

City staff has been told for years that it is a superior plan that we are grandfathered into. It actually is a plan that BCBS stopped offering about 8 years ago and rather than grandfathered- they consider it a closed plan.

An evaluation of the plan found that the coverage that benefits the employees most only applies to co-pays for emergency and specialty treatment which impact a small number of people. On the other end, there are things in the plan that adversely affect almost all employees.

Brett Bowers is an Employee Benefits Specialist who the HR Director has done business with for almost 20 years. He works for the HUB International which offers benefit services to over 500 public-sector clients. The City reached out to him for assistance in reviewing our current benefits and looking at ways that we could improve the services and costs for our employees as well as potentially reducing the cost to the City.

Staff met with Bowers on April 11th and from what was learned, decided that this needed to come to Council to let them know what is being recommended and why it will be a positive for the City and the employees.

By authorizing the city manager to sign the Agent of Record Agreement, we will give the HUB the authorization to reach out to both our current benefit providers as well as other carriers through a Request for Quotes so that we can make the best decision on how to proceed for fiscal year 2024-25.

RECOMMENDATION:

Authorize the City Manager to sign an Agent of Record agreement with HUB International in order to secure quotes for benefit coverages for fiscal year 2024-25.

Motion was made by Lydia Moon and seconded by Beverly Short to authorize City Manager to sign an Agent of Record agreement with HUB International.

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

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:10 PM.

Mayor Wheat reconvened regular session at 8:52 p.m. and opened public comment at 9:02 p.m.

AGENDA ITEM # 13 – 14

13. PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2024-0004 PERTAINING TO THE APPLICATION OF 275 ALVARADO LLC REPRESENTED BY RON WELBORN FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURAL (A) DISTRICT AND LIGHT MANUFACTURING/INDUSTRIAL (M-1) DISTRICT WITH PORTIONS IN THE FLOODPLAIN (FP) OVERLAY DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR GARDEN HOME (GH) DISTRICT USES WITH PORTIONS IN THE FLOODPLAIN (FP) OVERLAY ON APPROXIMATELY 49.85 ACRES KNOWN AS A PORTION OF TRACTS 20, 21, 22, AND 34 OF THE A. SPIVA SURVEY, A-770, APPROXIMATELY ADDRESSED AT 804 E. DAVIS AVENUE, WITH AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN AND WITH CONCEPT PLAN APPROVAL AND DEVIATIONS. (EAGLE GLEN WEST REZONING) (FRENCH)

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the developable area of the site's north end as Industrial/Utility use and the developable area of site's south end as Low Density Residential use, while the area along the tributary through the site is designated as Floodplain. Accompanying this rezoning request is a request to amend the site's Industrial/Utility area on FLU map to Low Density Residential use; which generally includes single-family detached residences at a targeted density of four dwelling units per acre. The requested rezoning and concept plan is consistent with recent trends in favor of Low Density Residential.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of the drafted Ordinance No. 2024-0004. Per Sec. 42-35(d)(3) of the zoning ordinance, procedures for establishing a Planned Development District

are expanded beyond a zoning map amendment with concept plan approval in that the City Council shall determine if a public hearing is required or not for City Council's consideration of the development plan's approval. Staff suggests the City Council stipulate with any motion to approve that public hearings be held by the Planning and Zoning Commission and City Council for consideration of development plan approval.

Public comment closed at 9:15 p.m.

Motion was made by Lydia Moon and seconded by Beverly Short to deny without prejudice to refile.

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

14. CONSIDERATION AND ACTION ON AUTHORIZING CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT FOR 310 W. ATCHLEY. (DEBUFF)

Motion was made by Lydia Moon and seconded by Cherry Bryant to authorizing City Manager to enter into and negotiate a Purchase Agreement for 310 W. Atchley as discussed in executive session.

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

There being no further business, Mayor Wheat adjourned the meeting at 9:14 p.m.

Passed and approved this the 15th day of April, 2024.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls, City Secretary/HRD

**COMBINED MEETING OF THE
CITY OF ALVARADO CITY COUNCIL, ECONOMIC DEVELOPMENT
CORPORATION BOARD AND THE PLANNING & ZONING COMMISSION
104 W. COLLEGE
APRIL 25, 2024
6:30 PM**

MINUTES

The City of Alvarado City Council, the Economic Development Corporation Board, and the City of Planning and Zoning Commission met in a Special Called Workshop session on Thursday, April 25, 2024, at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items:

Members Present:

City Council	EDC Board	P&Z Commission
Jacob Wheat	Jameye Jones	Ryan Bannister
Lydia Moon	Martin Douglas	Kelly Richardson
Cherry Bryant	Larry Pool	Barbara Fuller
Beverly Short	Jerry Pritchard	
Kevin Thomas	Robert Brake	

Others Present:

Paul DeBuff – City Manager
Beth Walls – City Secretary
Jessica Hill – Deputy City Secretary
Donielle Suber – Administrative Services Director
Hillary Cromer – Director of Economic Development/Downtown Revitalization
Justin French – Community Development Director
Laura Cox – Chief Financial Officer
Paula Hardison – Finance Director
Teddy May – Police Chief
Ben Moore – Asst. Police Chief
Brad Hargrove – Asst. Fire Chief
Adam Sharp – Fire Marshal
Michael Dwiggin – Public Works Director
Paula Lanier – Utility and Permitting Administrator
Mikaela Hall – Communications Manager
Bradley Anderle – City Attorney

Mayor Jacob Wheat called the meeting to order at 6:27 p.m. Marty Douglas gave the invocation.

Mayor Jacob Wheat spoke about the Open Meetings Act and social media. When acting in an official capacity on a social media platform, the post and all comments are considered an office record of the city and will need to be preserved.

INDIVIDUAL INTRODUCTIONS

FACILITATOR INTRODUCTIONS

Alexis Jackson with Civic Connection Group

SWOT EXERCISE

Strengths, weaknesses, opportunities, and threats were discussed.

STAFF PRESENTATION

City Manager spoke about future code enforcement efforts and prioritizing the downtown square.

WRAP UP/NEXT STEPS

There being no further business, Mayor Jacob Wheat adjourned the meeting at 8:29 p.m.

Passed and approved this the 20th day of May, 2024.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls, City Secretary/HRD



MAY 4, 2024 ELECTION RESULTS:

EARLY VOTING/MAIL-IN BALLOTS:

PROPOSITION A	
FOR:	72
AGAINST:	<u>11</u>
TOTAL	83
WARD 2 COUNCIL SEAT	
LYDIA MOON:	25
BARRON BLAKENEY:	3
NO VOTE	<u>4</u>
TOTAL	32

ELECTION DAY BALLOTS:

PROPOSITION A	
FOR:	53
AGAINST:	<u>10</u>
TOTAL	63
WARD 2 COUNCIL SEAT	
LYDIA MOON:	11
BARRON BLAKENEY:	1
NO VOTE:	<u>3</u>
TOTAL	15

PROVISIONAL BALLOTS

PROPOSITION A	
FOR	1
AGAINST	0
TOTAL	1
WARD 2 COUNCIL SEAT	
LYDIA MOON	1
BARRON BLAKENEY	0
NO VOTE	<u>0</u>
TOTAL	1

FINAL TOTALS:

PROPOSITION A	
FOR	126
AGAINST	<u>21</u>
TOTAL	146
WARD 2 COUNCIL SEAT	
LYDIA MOON	37
BARRON BLAKENEY	4
NO VOTE	<u>7</u>
TOTAL	48

ORDINANCE NO. 2024-0008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, CANVASSING RETURNS AND DECLARING RESULTS OF THE GENERAL AND SPECIAL ELECTION HELD ON MAY 4, 2024, TO ELECT COUNCIL MEMBER WARD 2, PLACE 2 AND PROPOSITION A, REAUTHORIZING STREET MAINTENANCE SALES TAX; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, a General Election was duly held in the City on May 4, 2024, to elect City Council Member Ward 2, Place 2; and

WHEREAS, a Special Election was duly held in the City on May 4, 2024, for a proposition reauthorizing the local sales and use tax in the City at the rate of one-quarter of one percent (0.25%) to continue providing revenue for maintenance and repair of municipal streets, the tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized; and

WHEREAS, pursuant to state law and Section 8.10, Chapter VIII of the Home Rule Charter of the City, the Council met and canvassed the votes cast in the general and special elections on May 20, 2024; and

WHEREAS, the canvass shows the following results:

COUNCIL MEMBER WARD 2, PLACE 2

Candidate	Early Voting/Mail-In	Election Day	Total	Percentage
Lydia Moon	26	11	37	77.09%
Barron Blakeney	3	1	4	8.34%
No Vote	4	3	7	14.57%

PROPOSITION A – REAUTHORIZATION STREET MAINTENANCE TAX

Proposition A	Early Voting/Mail-In	Election Day	Total	Percentage
For	73	53	126	85.72%
Against	11	10	21	14.28%

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

SECTION 1

The recitals, findings, and determinations contained in the preamble of this Ordinance are found to be true and correct and are hereby repeated and incorporated herein as if copied in their entirety.

SECTION 2

Said election was duly called; that notice of said election was given in accordance with the laws of the State of Texas; and that the canvass of the votes cast in said election and returns thereof were made in accordance with the State law.

SECTION 3

Pursuant to the applicable provisions of the Texas Election Code:

Council Member Ward 2, Place 2: Lydia Moon, having received a majority of votes cast, is hereby certified to be elected to City Council Ward 2, Place 2 and shall commence her term of office upon the passing of this Ordinance, submitting the statement of elected officer, and taking the oath of office as required by law.

Proposition A: Is hereby declared to have been approved. The City shall therefore reauthorize the local sales and use tax in the City at the rate of one-quarter of one percent (0.25%) to continue providing revenue for maintenance and repair of municipal streets

SECTION 4

The City Secretary, having posted written notice of the date, place, and subject of this meeting on the bulletin board located at City Hall, a place convenient and readily accessible to the general public, and said notice having been so posted and remaining posted continuously for at least seventy-two (72) hours preceding the scheduled time of said meeting. A copy of the returns of said posting shall be attached to the minutes of this meeting and shall be made a part hereof for all intents and purposes.

SECTION 5

Should the unofficial results contained herein be different than results received and certified as official by the Canvassing Board after approval of this Ordinance, the Official Early Voting Returns and the Official Election Day Returns shall be attached hereto as an amendment to this Ordinance and shall be made a part hereof.

SECTION 6

This Ordinance shall take effect and be in force from and after its final passage and approval, and it is accordingly so ordained.

DULY PASSED AND APPROVED by the City Council of the City of Alvarado, Texas, this 20th day of May 2024.

Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary



City Council Meeting Management Report

Meeting Date: May 22, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public hearing, consideration and action to approve Resolution No. R2024-0010 authorizing the creation of the Agave Trail Public Improvement District, approximately 117.18 acres of land generally located east of N. Cummings Drive and south of CR 508.

BACKGROUND & FINDINGS:

The City previously approved the Agave Trail Planned Development District on November 20, 2023, and conditionally approved the Agave Trail Addition preliminary plat on February 19, 2024.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends City Council action on Resolution No. R2024-0010.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

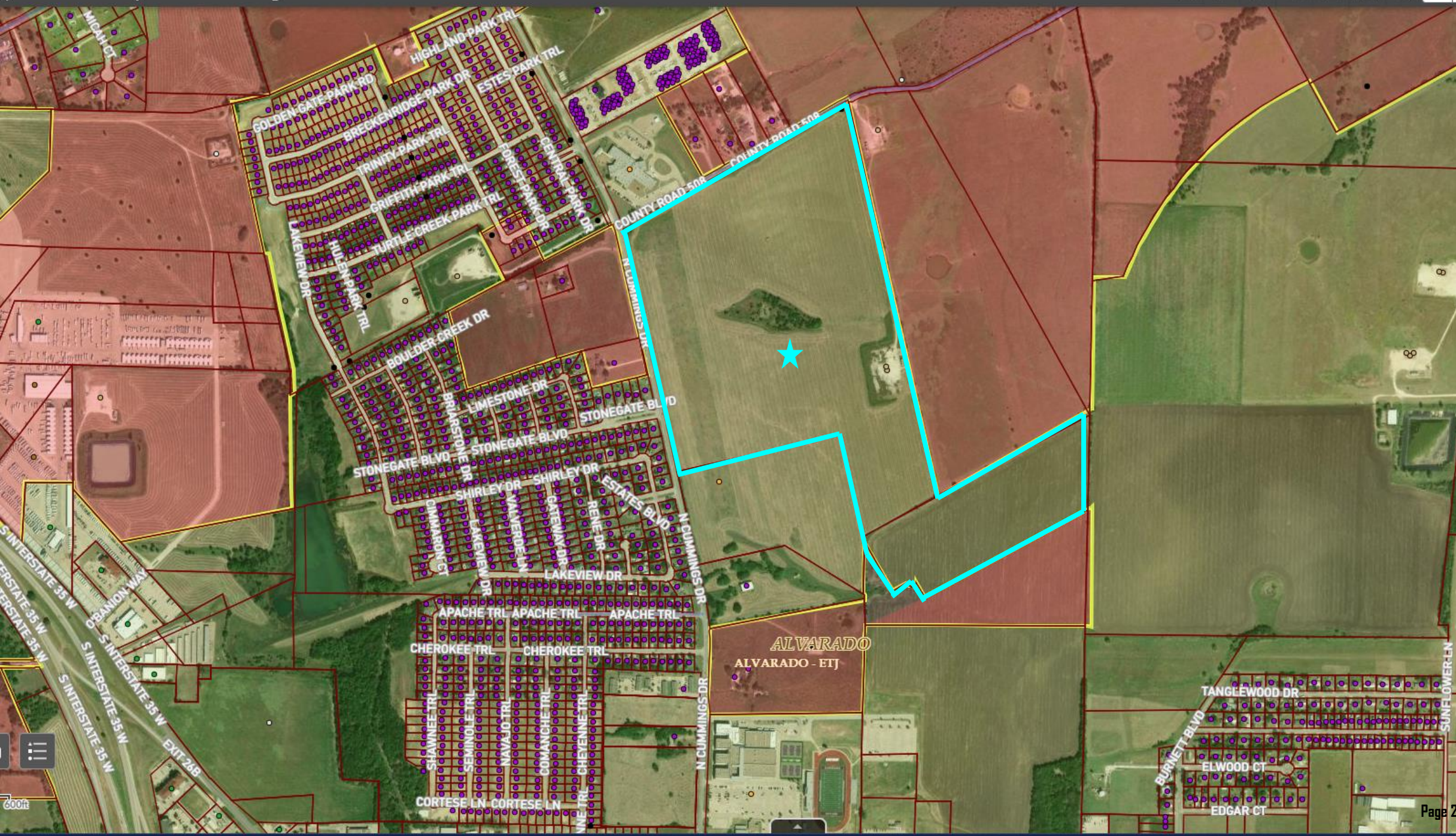
ATTACHMENTS:

Location Map

Affidavit of Publication of Public Hearing

Affidavit of Mailed Notice of Public Hearing

Resolution No. R2024-0010



AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed below, who, being by me first duly sworn, upon oath deposed and said:

1. That this affiant is a duly authorized officer or employee of the CLEBURNE TIME REVIEW, which is a newspaper of general circulation in the City of Alvarado.

2. That said newspaper is a newspaper as defined by Section 2051.044, Texas Government Code, as amended, and as such: (1) devotes not less than 25 percent of its total column lineage to general interest items; (2) is published at least once a week; (3) is entered as second-class postal matter in the county where published; and (4) has been published regularly and continuously for at least 12 months prior to publishing the notice referenced below.

3. That attached hereto are true, full and correct copies of a notice entitled "CITY OF ALVARADO, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT" was published in said newspaper on:

_____, 2024.

Authorized Officer or Employee

SWORN TO AND SUBSCRIBED BEFORE ME, on _____, 2024.

Notary Public, State of Texas

[NOTARY SEAL]

**AFFIDAVIT OF MAILING A NOTICE OF PUBLIC HEARING REGARDING THE CREATION
OF A PUBLIC IMPROVEMENT DISTRICT**

COUNTY OF JOHNSON
THE STATE OF TEXAS

I, Beth Walls, City Secretary for the City of Alvarado, Texas, hereby certify that on April 30, 2024, I mailed a NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT, a copy of which is attached hereto as Exhibit “A,” to the following addressees:

PROPERTY OWNER
AGAVE TRAIL DEVELOPMENT LLC
400 S OAK ST APT 1413
ROANOKE, TX 76262-6740

]

Beth A. Walls
City Secretary
City of Alvarado, Texas

THE STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on this 30 day of April, 2024, by Beth A. Walls, City Secretary for the City of Alvarado, Texas.

Notary Public

(SEAL)

CITY OF ALVARADO, TEXAS

RESOLUTION NO. R2024-0010

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS AUTHORIZING AND CREATING THE AGAVE TRAIL PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on April 4, 2024, the owner of (1) taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) real property liable for assessment under the proposal who: (A) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal (the “Petitioner”), submitted and filed with the City Secretary of the City (the “City Secretary”) a petition (“Petition”) requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition requested the creation of the Agave Trail Public Improvement District (the “District”), which District is located within the corporate limits of the City and is more particularly described by metes and bounds in **Exhibit A** and depicted in **Exhibit B** (the “Property”) each attached hereto and incorporated herein for all purposes; and

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

WHEREAS, after publishing notice in an official newspaper of general circulation in the City and mailing notice of the hearing, all as required by and in conformity with the Act, the City

Council, conducted a public hearing on the advisability of the improvements and services on May 20, 2024; and

WHEREAS, the City Council closed the public hearing on the advisability of the improvements and services on May 20, 2024.

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

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

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

SECTION 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), 372.009(b), and 372.010, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on May 20, 2024, hereby finds and declares:

- (a) **Advisability of the Proposed Improvements.** It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.
- (b) **General Nature of the Authorized Improvements.** The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the property within the District and which shall promote the interests of the City and confer a special benefit upon the property, may include: (i) acquisition, construction, and improvement of street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) acquisition, construction, and improvement of water, wastewater, and drainage improvements and facilities; (iii) establishment and improvement of parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act,

including similar off-site projects that provide a benefit to the property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the “Authorized Improvements”).

- (c) **Estimated Costs of the Authorized Improvements.** The estimated total costs of the Authorized Improvements is \$40,000,000, which costs shall be paid by assessment of the property owners within the proposed District.
- (d) **Boundaries of the District.** The District is proposed to include approximately 117.1801 acres of property generally located east of N Cummings Drive and south of Cummings Road and within the corporate limits of the City, as more particularly described in the metes and bounds in **Exhibit A** attached hereto, and as depicted in **Exhibit B** attached hereto.
- (e) **Proposed Method of Assessment.** The City shall levy assessments on each parcel within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest) and certain assessments may be paid in annual installments (including interest). If allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

(f) **Apportionment of Costs.** The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied on the Property. No City property in the District shall be assessed. The developer of the property (the “Developer”) may fund certain costs of the Authorized Improvements from other funds available to the Developer.

(g) **Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

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

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

SECTION 5. The City Council hereby authorizes and directs the City Secretary, on or before May 27, 2024, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the public improvement district is located.

SECTION 6. Effective upon the date of the passage of this Resolution, the District shall be established.

SECTION 7. This Resolution is effectively immediately from and after the date of its passage in accordance with law.

[Execution page follows]

ADOPTED, PASSED, AND APPROVED on this the 20th day of May, 2024.

CITY OF ALVARADO, TEXAS

Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary

(CITY SEAL)

STATE OF TEXAS	§
	§
COUNTY OF JOHNSON	§

This instrument was acknowledged before me on _____, 2024, by Jacob Wheat, Mayor of the City of Alvarado, Texas on behalf of said City.

Notary Public, State of Texas

(SEAL)

EXHIBIT A

CITY OF ALVARADO, TEXAS

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Alvarado, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Agave Trail Development LLC, a Texas limited liability company (the “Owner”), requesting that the City create the Agave Trail Public Improvement District (the “District”) to include property owned by the Owner and further described herein (the “Property”).

Time and Place of the Hearing. The public hearing will start at or after 6:30 p.m. on May 20, 2024 at Alvarado City Hall, City Council Chambers, 104 West College Street, Alvarado, Texas 76009.

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

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is not to exceed \$40,000,000.

Proposed District Boundaries. The District is proposed to include approximately 117.18 acres of land generally located east of N Cummings Drive and south of Cummings Road, located within the corporate limits of the City and as more particularly described by a metes and bounds

description available at Alvarado City Hall located 104 West College Street, Alvarado, Texas 76009 and available for public inspection during regular business hours.

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

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on real property within the District. No municipal property in the District shall be assessed. The Owner may also pay certain costs of the improvements from other funds available to it as developer of the District.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.



309 Byers Street, #100
Euless, Texas, 76039
817-685-8448
www.spoonersurveyors.com

21116 Alvarado Agave Development

BEING a 117.1801 acre tract of land located in the John M. Ross Survey, Abstract No. 737, City of Alvarado, Johnson County, Texas, said 117.1801 acre tract being a portion of a called 128.659 acre tract conveyed to Agave Trail Development, LLC by deed thereof filed for record in Instrument Number (Ins. No.) 2021-15490, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), said 117.1801 acre tract being all of a called 21.679 acre tract of land conveyed to Agave Trail Development, LLC by deed thereof filed for record in Ins. No. 2023-12787, O.P.R.J.C.T., said 117.1801 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with washer stamped "LIA SURVEYING" found at the northwest property corner of the said 128.659 acre tract, said mag nail found being on the east right-of-way line of North Cummings Drive, said mag nail found being located at the approximate center line of County Road 509;

THENCE North 60°55'01" East, along the northwest property line of the said 128.659 acre tract and along the said approximate centerline of County Road 509, 1,881.11 feet to a mag nail with washer stamped "LIA SURVEYING" found at the northeast property corner of the said 128.659 acre tract, said mag nail found being the northwest property corner of a called 98.41 acre tract of land Robert Lee Franklin & Martha Lee Franklin, by deed recorded in Volume 1085, Page 578, Deed Records, Johnson County, Texas (D.R.J.C.T.);

THENCE South 13°31'37" East, along the northeast property line of the said 128.659 acre tract and along the southwest property line 98.41 acre tract, at a distance of 21.09 feet passing a 5/8-inch iron rod with yellow cap stamped "LIA SURVEYING" found, continuing along the said property lines in all a total distance of 2,918.39 feet to a 5/8-inch iron rod found at a southeast property corner of the said 128.659 acre tract, said 5/8-inch iron rod found being the southwest property corner of the said 98.41 acre tract, said 5/8-inch iron rod found further being on the northwest property line of the said 21.679 acre tract;

THENCE North 60°11'05" East, along the said northwest property line of the 21.679 acre tract and along the southeast property line of the said 98.41 acre tract, 1,197.80 feet to the northeast property corner of the said 21.679 acre tract, from said northeast property corner a 1/2-inch iron rod with yellow cap stamped "FORT WORTH SURVEYING" found bears North 1°02'57" East, 1.37 feet;

THENCE along the easterly, southerly and westerly property lines of the said 21.679 acre tract the following courses and distances;

South 01°02'57" West, 687.18 feet to a 1/2-inch iron rod with yellow cap stamped "FORT WORTH SURVEYING" found;

South 60°03'02" West, 1,286.88 feet to a 1/2-inch iron rod with yellow cap stamped "FORT WORTH SURVEYING" found;

North 30°01'11" West, 119.09 feet to a 1/2-inch iron rod with yellow cap stamped "FORT WORTH SURVEYING" found to the beginning of a non-tangent curve to the right having a radius of 40.34 feet;

Along said curve to the right, an arc length of 95.10 feet, and across a chord which bears South 86°47'56" West, a chord length of 74.56 feet a 1/2-inch iron rod with yellow cap stamped "FORT WORTH SURVEYING" found;

South 59°58'16" West, 113.12 feet to a 1/2-inch iron rod found;

North 29°56'59" West, 394.23 feet to a 5/8-inch iron rod with stamp "SPOONER 5922" set on the east property line of a called 22.772 acre tract of land conveyed to Alvarado Independent School District by deed thereof filed for record in Ins. No. 2023-11752, O.P.R.J.C.T.;

Spooner & Associates, Inc. 309 Byers Street, #100, Euless Texas 76039, PH 817-685-8448 S&A No. **21116**



309 Byers Street, #100
Euless, Texas, 76039
817-685-8448
www.spoonersurveyors.com

THENCE North 00°34'16" East, along the west property line of the said 21.679 acre and along the said east property line of the 22.772 acre tract, 20.13 feet to a 1/2-inch iron rod with yellow cap stamped "FORT WORTH SURVEYING" found;

THENCE North 13°31'16" West, along the northeast property line of the said 20.11 acre tract, 788.86 feet to a 1/2-inch iron rod with yellow cap stamped "FORT WORTH SURVEYING" found at the northeast property corner of the said 20.11 acre tract;

THENCE South 76°40'08" West, along the northwest property line of the said 20.11 acre tract, 1,238.66 feet to a 1/2-inch iron rod with yellow cap stamped "FORT WORTH SURVEYING" found at the northwest property corner of the said 20.11 acre tract, said iron rod found being on the southwest property line of the said 128.659 acre tract, said iron rod found further being on the said northeast right-of-way line of N. Cummings Road.;

THENCE North 13°20'02" West, along the said southwest property line of the 128.659 acre tract and along the said northeast right-of-way line of N. Cummings Road, 1,820.68 feet to the **POINT OF BEGINNING** containing **117.1801 acres (5,104,366 square feet)** of land more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983, 2011 adjustment

LEGEND

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- EXISTING LOT
- EXISTING BUILDING
- EXISTING LOT

TABLE OF DIMENSIONS

BOUNDARY	LENGTH (FEET)	WIDTH (FEET)	AREA (SQ. FEET)
PROPOSED BOUNDARY	100.00	100.00	10,000.00
EXISTING BOUNDARY	100.00	100.00	10,000.00
EXISTING LOT	100.00	100.00	10,000.00
EXISTING BUILDING	100.00	100.00	10,000.00
EXISTING LOT	100.00	100.00	10,000.00



City Council Meeting Management Report

Meeting Date: May 24, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action to approve Lone Oak Reimbursement Agreement, Phase 1.

BACKGROUND & FINDINGS:

This agreement is entered into by GRBK Edgewood, LLC and Century Land Holdings of Texas, LLC (the “developer”) and the City of Alvarado for the purpose of payment from City-collected Public Improvement District (PID) funds to the developer for labor, materials, fees, and/or other general costs related to creation, acquisition, or construction of certain Authorized Improvements related to the Lone Oak Public Improvement District.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends City Council take action on the Lone Oak Reimbursement Agreement.

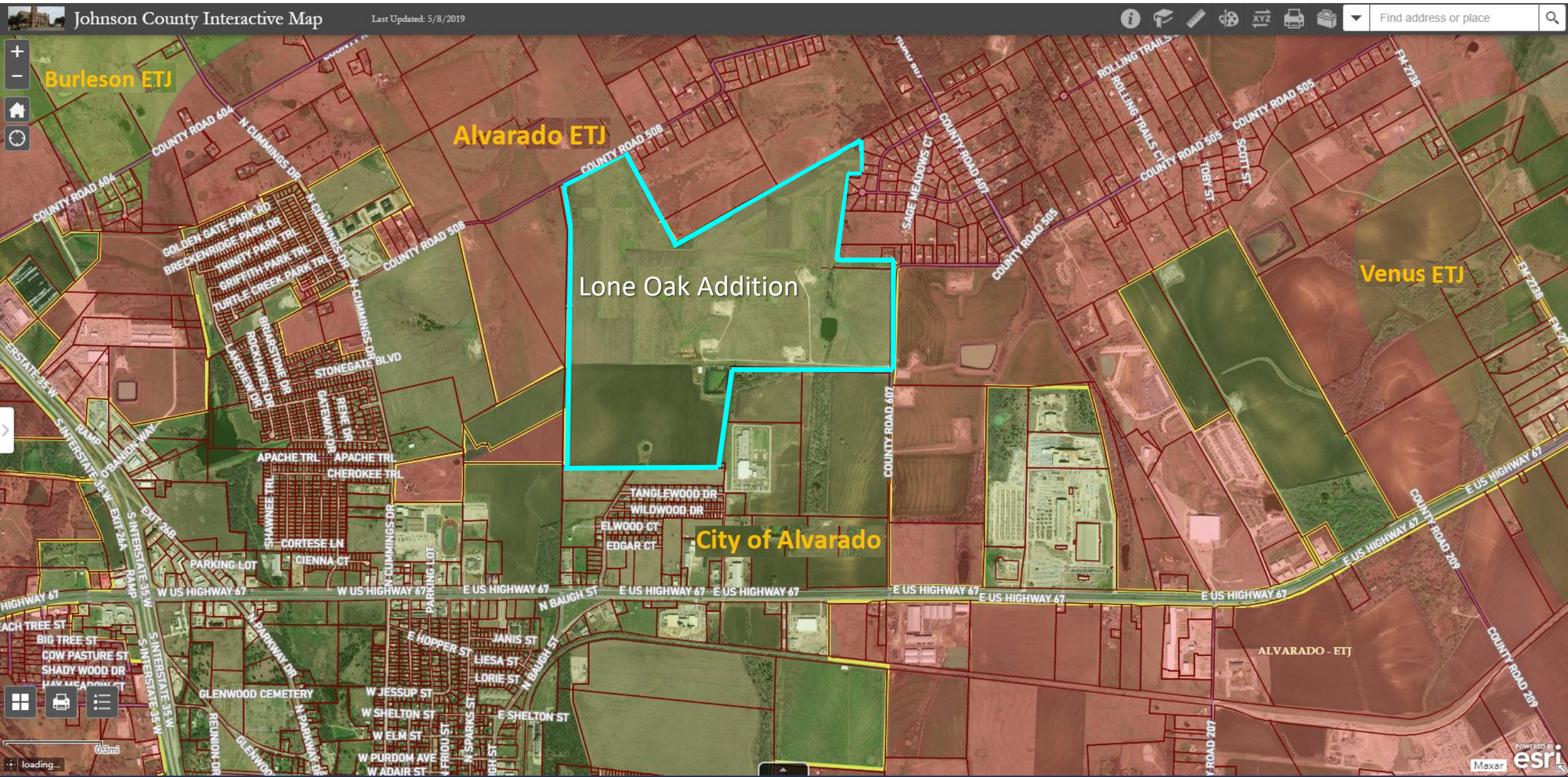
MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Location Map

Draft Lone Oak Reimbursement Agreement



PHASE ONE REIMBURSEMENT AGREEMENT
Lone Oak Public Improvement District

This Phase One Reimbursement Agreement (this “Agreement”) is entered into by **GRBK Edgewood LLC**, a Texas limited liability company (“GRBK”) and **Century Land Holdings of Texas, LLC**, a Colorado limited liability company, (“Century”), (collectively, the “Developer”), and the City of Alvarado, Texas (the “City”), effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement (the “Effective Date”). Developer and the City are individually referred to herein as a “Party” and collectively as the “Parties.”

SECTION 1.
RECITALS

1.1 **WHEREAS**, capitalized terms used in this Agreement shall have the meanings given to them in Section 2 or as defined within the text of this Agreement; and

1.2 **WHEREAS**, unless otherwise defined: (a) all references to “sections” shall mean sections of this Agreement; (b) all references to “exhibits” shall mean exhibits to this Agreement which are incorporated as part of this Agreement for all purposes; and (c) all references to “ordinances” or “resolutions” shall mean ordinances or resolutions adopted by the City Council; and

1.3 **WHEREAS**, Century and GRBK each own a fifty percent (50%) undivided interest in approximately 428.755 acres of real property described by metes and bounds and depicted in Exhibit A to the Development Agreement, and located in Johnson County (the “Property”); and

1.4 **WHEREAS**, on June 25, 2021, Alvarado 429 Partners, LLC, a Texas limited liability company, (“429 Partners”) and the City entered into a Lone Oak Development Agreement, that was amended on October 18, 2021, by the Amended and Restated Lone Oak Development Agreement between 429 Partners, GRBK, and the City, (the “Original Agreement”); and

1.5 **WHEREAS**, on January 30, 2024, 429 Partners assigned all its rights obligations and interests to the Original Agreement to Century in conjunction with the sale of 429 Partner’s fifty percent (50%) undivided interest in approximately 428.755 acres of the Property to Century; and

1.6 **WHEREAS**, on January 22, 2024, Century, GRBK, and the City further amended the Original Agreement by the Second Amended and Restated Lone Oak Development Agreement, (the “Development Agreement”); and

1.7 **WHEREAS**, on October 18, 2021, the City approved a resolution creating the Lone Oak Public Improvement District consisting of 352.471 acres and on April 18, 2022, the City approved a resolution expanding the Lone Oak Public Improvement District and adding 76.93 acres (collectively, the “PID Creation Resolution”); and

1.8 **WHEREAS**, the Lone Oak Public Improvement District, as expanded, was

comprised of a total of approximately 429.401 acres of the Property (the “PID”); and

1.9 **WHEREAS**, on January 22, 2024, the City approved a resolution adjusting the PID boundaries to accurately reflect the updated legal description and depiction of the Property, so the PID is now comprised of approximately 428.755 acres; and

1.10 **WHEREAS**, prior to the City’s approval of an Assessment Ordinance or the issuance of Phase One PID Bonds, Developer has paid and may continue to pay for the Actual Costs of the Authorized Improvements benefitting Phase One of the property within the PID; and

1.11 **WHEREAS**, this Agreement is a “reimbursement agreement” authorized by Section 372.023(d)(1) of the Act; and

1.12 **WHEREAS**, the recitals: (a) are part of this Agreement for all purposes; (b) are true and correct; and (c) each Party has relied upon such recitals in entering into this Agreement; and

NOW THEREFORE, for and in consideration of the mutual obligations of the Parties set forth herein, the Parties agree as follows:

SECTION 2. **DEFINITIONS**

Act means Chapter 372, Texas Local Government Code, as amended.

Actual Cost(s) means with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer, including: (i) the costs incurred by the Developer, or on behalf of the Developer (either directly or through affiliates) for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation and dedication of such Authorized Improvements; (ii) the fees paid for obtaining entitlements, permits, zoning, licenses, plan approvals, inspections, or other governmental approvals for such Authorized Improvements; (iii) the costs incurred by or on behalf of the Developer for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (iv) all labor, bonds, and materials, including equipment mobilization charges and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (v) all related permitting, and public approval expenses, architectural, engineering, legal and consulting fees, and governmental fees and charges, construction security, insurance premiums, related to the Authorized Improvements; (vi) costs associated with forming the PID, including, but not limited to, attorney fees, consultant fees, and any other cost or expense directly associated with the establishment of the PID and (vii) costs to implement, administer, and manage the above-described activities, including a construction management fee if managed by or on behalf of the Developer.

Annual Collection Costs means the actual or budgeted costs and expenses related to the operation of the PID, including, but not limited to, costs and expenses for: (i) the PID administrator; (ii) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (iii)

calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (iv) preparing and maintaining records with respect to Assessment Rolls and annual service plan updates; (v) paying and redeeming Phase One PID Bonds; (vi) investing or depositing Assessments and Annual Installments; (vii) complying with the Service and Assessment Plan and the Act with respect to the Phase One PID Bonds, including the City's continuing disclosure and arbitrage rebate requirements; and (viii) paying the agent/registrar and Trustee in connection with Phase One PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

Annual Installment means the annual installment payment of an Assessment, as calculated by the PID administrator and approved by the City Council, that includes: (i) principal; (ii) interest; and (iii) Annual Collection Costs.

Assessed Parcel(s) means any parcel within Phase One of the PID against which an Assessment is levied and that is identified by either a tax map identification number assigned by the Central Appraisal District of Johnson County for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Johnson County.

Assessment(s) means an assessment levied against Assessed Parcels in Phase One of the PID pursuant to the provisions of the Act for payment of Actual Costs, including payment of principal, interest and any redemption premium for Phase One PID Bonds, Annual Collection Costs, interest on Assessments, and obligations under this Agreement.

Assessment Ordinance means an ordinance adopted by the City Council which levies an Assessment, in accordance with the PID Act and the Service and Assessment Plan, to pay Actual Costs for a specified portion of the costs of certain Authorized Improvements and Annual Collection Costs and interest thereon set forth in the Service and Assessment Plan.

Assessment Revenue means the revenues received by the City from the collection of Assessments, including prepayments, Annual Installments, and foreclosure proceeds.

Assessment Roll(s) means the assessment roll(s) attached to the Service and Assessment Plan or any other Assessment Roll in an amendment or supplement to the Service and Assessment Plan or in an annual update to the Service and Assessment Plan, showing the total amount of the Assessment against each Assessed Parcel.

Authorized Improvements means water, sewer, drainage, lift stations, and roadway infrastructure, along with the associated erosion control, earthwork, excavation, demolition, signage, lighting, construction management, soft costs and all other Actual Costs as further described in the SAP needed to serve and fully develop Phase One of the Property and to be constructed by the Developer in Phase One or caused to be constructed by the Developer in Phase One, including but not limited to associated PID creation costs as described in the Service and Assessment Plan, and as authorized by Section 372.003 of the PID Act.

Bond Indenture means a trust indenture by and between the issuer of Phase One PID Bonds and a trustee bank under which Phase One PID Bonds are secured, and funds disbursed.

Budgeted Cost means the estimated cost for an Authorized Improvement as provided in the Service and Assessment Plan.

Certification for Payment Form means a certificate which shall be submitted to the City for work completed on any of the Authorized Improvements, or their completed segments, in substantially the same form as attached as **Exhibit A** or as attached to the Bond Indenture (and in the event of any discrepancy, the form attached to the Bond Indenture is the controlling form).

City Council means the governing body of the City.

City Representative means the Mayor or City Manager, as the persons authorized by the City Council to undertake the actions referenced herein.

Closing Disbursement Request means a request in the form of **Exhibit B** or otherwise approved by the Parties and the trustee named in the Bond Indenture.

Cost Overrun means, with respect to each Authorized Improvement, (or segment or section thereof) the amount of the Actual Cost paid for the Authorized Improvement in excess of the Budgeted Cost for such Authorized Improvement (or segment or section thereof) as provided for in the Service and Assessment Plan.

Cost Underrun means, with respect to each Authorized Improvement (or segment or section thereof), the amount by which the Actual Cost paid for the Authorized Improvement is less than the Budgeted Cost for such Authorized Improvement as provided for in the Service and Assessment Plan.

Delinquent Collection Costs means costs related to the foreclosure on an Assessed Parcel and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under the Service and Assessment Plan, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

Developer Advances means advances made by the Developer to pay Actual Costs.

Developer Continuing Disclosure Agreement means the Continuing Disclosure Agreement of Developer executed contemporaneously with the issuance and sale of Phase One PID Bonds.

Final Completion means completion of an Authorized Improvement, (or section or segment thereof), in compliance with existing City or JCSUD standards for dedication under the City's ordinances and Section 4.2 of the Development Agreement or dedication to JCSUD, such that the improvement can be used for the infrastructure's intended purposes.

JCSUD means the Johnson County Special Utility District.

Maturity Date is the date one year after the final scheduled and non-delinquent Annual Installment is collected.

Phase One means the first phase of development in the PID as identified on the Concept Plan, attached as **Exhibit C** attached hereto.

Phase One PID Bond Project Proceeds mean the proceeds derived from the issuance and sale of Phase One PID Bonds that are deposited under the Bond Indenture into the PID Project Fund and made available to pay Actual Costs.

Phase One PID Bonds means the Phase One special assessment revenue bonds issued by the City for the PID pursuant to the provisions of the Act in one or more series to fund Actual Costs or to reimburse Developer for Actual Costs of the Authorized Improvements.

PID means the Lone Oak Public Improvement District created by the PID Creation Resolution.

PID Pledged Revenue Fund means the Pledged Revenue Fund, as defined in a Bond Indenture, established or to be established by the City (and segregated from all other funds of the City) into which the City deposits Assessment Revenue securing Phase One PID Bonds issued and still outstanding, as described in the Bond Indenture.

PID Project Fund means the Project Fund, as defined in the Bond Indenture, including all accounts created within such fund, established or to be established by the City (and segregated from all other funds of the City) into which the City deposits Phase One PID Bond Project Proceeds in the amounts and as described in the Bond Indenture.

PID Reimbursement Fund means the fund established by the City under this Agreement (and segregated from all other funds of the City) into which the City deposits Assessment Revenue unless and until they are required to be deposited into the PID Pledged Revenue Fund.

Reimbursement Obligation means the amount equal to the Actual Costs of the Phase One Authorized Improvements incurred by the Developer, but not to exceed the costs of the Phase One Authorized Improvements as set forth in the Service and Assessment Plan.

Service and Assessment Plan or SAP means a PID Service and Assessment Plan adopted by the City Council, as may be updated, supplemented, and amended annually, if needed, by the City Council pursuant to the PID Act for the purpose of assessing allocated costs against property located within the boundaries of the PID having terms, provisions and findings approved by the City, as required by this Agreement.

SECTION 3. **FUNDING PROJECT COSTS**

3.1 **Levy of Assessments.** Upon written request from the Developer, within three months of receipt of such request, the City may consider the levy Assessments on Phase One of the property within the PID and prepare and consider for approval the SAP for Phase One of the property within the PID. Following preparation and approval of a preliminary SAP for the PID acceptable to the Developer and the City and subject to City Council making findings that the Authorized Improvements confer a special benefit on Phase One of the property within the PID,

the City Council may consider an Assessment Ordinance to levy Assessments on Phase One.

3.2 Fund Deposits.

(a) After approval of an Assessment Ordinance and unless and until Phase One PID Bonds are issued, the City shall bill, collect, and immediately deposit all Assessment Revenue into the Phase One PID Reimbursement Fund, which Phase One PID Reimbursement Fund is hereby created and established as a fund under this Agreement and which fund shall be held by the City and separate and apart from all other City funds and accounts. Funds in the Phase One PID Reimbursement Fund shall only be used to pay all or any portion of the Reimbursement Obligation in accordance with this Agreement.

(b) After the issuance and delivery of Phase One PID Bonds for the Actual Costs of a portion of the Authorized Improvements being reimbursed, the City shall bill, collect, and immediately deposit all Assessment Revenue into the PID Pledged Revenue Fund in the manner set forth in the Bond Indenture. The City shall also deposit Phase One PID Bond Project Proceeds into the PID Project Fund in the manner set forth in the Bond Indenture. Funds in the PID Project Fund shall only be used in accordance with the Bond Indenture.

(c) The City hereby confirms, covenants, and agrees that for so long as amounts are due to Developer under this Agreement and/or for so long as Phase One PID Bonds are outstanding, that the City will do the following in the manner and to the maximum extent permitted by applicable law, subject to any conflicting provisions in the Bond Indenture: (i) take and pursue all actions necessary to cause the Assessments to be collected; (ii) take and pursue all actions necessary to cause the liens related to the Assessments to be enforced continuously, including diligently prosecuting an action in district court to foreclose for delinquent or nonpayment of Assessments, including Annual Installments; (iii) take and pursue all actions necessary to cause no reduction, abatement or exemption of the Assessments; and (iv) bill and collect Annual Installments in the same manner and at the same time as the City bills and collects ad valorem taxes. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessments or the corresponding Assessed Parcel. The Bond Indenture shall control in the event of any conflicts with this Agreement.

3.3 Payment of Actual Costs.

(a) Unless and until Phase One PID Bonds are issued to pay Actual Costs, Developer may elect to make Developer Advances to pay such Actual Costs.

(b) If the Phase One PID Bond Project Proceeds on deposit in the PID Project Fund, are insufficient to pay any Actual Costs (a “Funding Shortfall”), Developer may make Developer Advances to pay the Funding Shortfall. Prior to the City’s adoption of an ordinance authorizing the issuance of the Phase One PID Bonds, Developer shall provide written evidence of available funds of the Developer or of financial security from the project lender evidencing that sufficient funds are available to Developer for the Funding Shortfall to complete the Budgeted Costs of the Authorized Improvements to be funded by the Phase One PID Bonds in the form of: (i) available cash as demonstrated by the online financials or other information available in the 8-K, 10-K or

10-Q of Developer; or (ii) a letter from the project lender, (“Evidence of Financial Security”). If Evidence of Financial Security is not available, or if Developer so elects, Developer may deposit into the PID Project Fund an amount equal to the remaining Budgeted Costs of the Authorized Improvements not funded by the Phase One PID Bonds necessary to pay Authorized Improvement Actual Costs. As evidence of Developer Advances required in connection with the issuance of the Phase One PID Bonds, Developer shall submit to the City for approval all information related to a Funding Shortfall that would be required at least fifteen (15) business days prior to the closing of the Phase One PID Bonds. In order to be reimbursed for Developer Advances incurred prior to the issuance of Phase One PID Bonds, Developer shall submit to the City for approval all information related to such costs that would be required by a Closing Disbursement Request at least fifteen (15) business days prior to the closing of the PID Bonds.

(c) Once the Phase One PID Bonds are issued, Phase One PID Bond Project Proceeds (i) may be used to construct Authorized Improvements and directly pay Actual Costs in lieu of Developer Advances and/or the Reimbursement Obligation and (ii) shall be used in the manner provided in the Bond Indenture.

(d) The Developer shall make Developer Advances to pay for Cost Overruns (after applying cost savings or reallocation of budget line items to reflect actual costs). Upon the completion of an Authorized Improvement and payment of all outstanding invoices for such Authorized Improvement, if there are Cost Underruns, any remaining Budgeted Cost, as shown in the SAP, will be available to pay Cost Overruns on any other Authorized Improvement. Any Cost Underrun for any Authorized Improvement is available to pay Cost Overruns on any other Authorized Improvement.

3.4 Payment of Reimbursement Obligation.

(a) Unless and until Phase One PID Bonds are issued, the City agrees to pay the Reimbursement Obligation to Developer solely from funds on deposit in the PID Reimbursement Fund, and Developer shall be entitled to receive payments from the City on a monthly basis, from such source for amounts shown on each Certification for Payment (which amounts include only Actual Costs paid by or at the direction of Developer).

(b) Upon the issuance of the Phase One PID Bonds, the City agrees to pay Developer first from funds on deposit in the PID Project Fund and then from funds on deposit in the PID Reimbursement Fund, if any; and, notwithstanding anything in this Agreement to the contrary, the maximum amount that Developer may be reimbursed under this Agreement shall be equal to the amount of the Phase One PID Bond Project Proceeds on deposit in the PID Project Fund plus amounts in the PID Reimbursement Fund, if any, plus simple interest on the unpaid principal balance of the Reimbursement Obligation at a rate not to exceed the rates permitted under subsections (e)(1) and (e)(2) of Section 372.023 of the Act, or if Phase One PID Bonds are issued, then the interest rate on the Phase One PID Bonds. Interest on the unpaid principal balance of the Reimbursement Obligation shall begin to accrue at the City approval of Actual Costs of the Authorized Improvements (or segment or section thereof).

(c) The obligation of the City to pay the Reimbursement Obligation is payable solely from the PID Reimbursement Fund, and/or from the Phase One PID Bond Project Proceeds on deposit in the PID Project Fund. No other City funds except as provided in Section 3.4(d) below,

revenue, taxes, income, or property shall be used even if the Reimbursement Obligation is not paid in full by the Maturity Date. Payments from the PID Reimbursement Fund shall be applied in accordance with this Agreement. Each payment from the PID Reimbursement Fund shall be accompanied by an accounting that certifies the balance of the Reimbursement Obligation as of the date of the payment and that itemizes all deposits to and disbursements from the PID Reimbursement Fund since the last payment. If there is a dispute over the amount of any payment, the City shall nevertheless pay the undisputed amount, and the Parties shall use all reasonable efforts to resolve the disputed amount before the next payment is made.

(d) If the City does not approve a Bond Ordinance, the City shall pay the Reimbursement Obligation from the PID Reimbursement Fund. Payments from the PID Reimbursement Fund shall be applied in accordance with this Agreement. Each payment from the PID Reimbursement Fund shall be accompanied by an accounting that certifies the balance of the Reimbursement Obligation as of the date of the payment and itemizes all deposits to and disbursements from the PID Reimbursement Fund since the last payment. If there is a dispute over the amount of any payment, the City shall nevertheless pay the undisputed amount, and the Parties shall use all reasonable efforts to resolve the disputed amount before the next payment is made.

(e) Phase One PID Bonds. The City may issue Phase One PID Bonds, in one or more series, when and if the City Council determines it is financially feasible, for the purposes of: (a) paying all or a portion of the Reimbursement Obligation; or (b) paying Actual Costs. Phase One PID Bonds issued for such purpose will be secured by and paid solely as authorized by the Bond Indenture. Upon the issuance of Phase One PID Bonds for such purpose, Developer's right to receive payments each year in accordance herewith shall be subordinate to the deposits required under the Bond Indenture related to any outstanding Phase One PID Bonds. The failure of the City to issue Phase One PID Bonds shall not constitute a "Failure" by the City or otherwise result in a "Default" by the City. Once the City approves the Assessment Ordinance and/or issues Phase One PID Bonds, the Developer has a duty to construct related Authorized Improvements and shall not be relieved of such duty even if there are insufficient funds in the PID Project Fund to pay Actual Costs. In addition to the conditions and requirements for Phase One PID Bond issuance as set forth in the Development Agreement, the issuance of the Phase One PID Bonds and any other PID Bonds issued under the Development Agreement for Phase One are subject to the following conditions:

- (1) the adoption or amendment of an SAP and an assessment ordinance levying assessments on all or any portion of the Phase One property in the PID benefitted by Authorized Improvements in amounts sufficient to pay all costs related to such Authorized Improvements;
- (2) the Developer, at the request of the City, providing an appraisal report;
- (3) approval by the Texas Attorney General of the Phase One PID Bonds and registration of the Phase One PID Bonds by the Comptroller of Public Accounts of the State of Texas;
- (4) the Developer is not in default under this Agreement or any other agreement with the City;

- (5) the Authorized Improvements to be financed by the Phase One PID Bonds have been or will be constructed according to the approved design specifications and construction standards imposed by this Agreement, if any, including any applicable City regulations;
- (6) the maximum maturity for any Phase One PID Bonds shall not exceed thirty (30) years from the date of delivery thereof;
- (7) Simultaneous with closing the Phase One PID Bonds, Developer shall either (A) fund or cause the funding of or (B) provide Evidence of Financial Security sufficient to fund the Authorized Improvements to the extent that the Authorized Improvements have not already been completed and paid for to the extent that the Phase One PID Bonds are insufficient to fund such Authorized Improvements; and
- (8) the Developer agrees to provide periodic information and notices of material events regarding the Developer as it relates to the development of the property in the PID in accordance with Securities and Exchange Commission Rule 15c2-12 and any continuing disclosure agreements executed by the Developer in connection with the issuance of the Phase One PID Bonds.

3.5 Disbursements and Transfers at and after Bond Closing.

(a) If Phase One PID Bonds are issued, and upon the presentation of evidence satisfactory to the City Representative, the City will cause the Trustee under the Bond Indenture to pay from the applicable costs of issuance account in the Bond Indenture at closing of the Phase One PID Bonds approved amounts from the appropriate account to the City, Developer, or their designees, as applicable, which costs may include payment for costs of issuance and payment of costs incurred in the establishment, administration, and operation of the PID and any other eligible items for which funds have been expended by Developer and the City as of the time of the delivery of the Phase One PID Bonds. In order to receive such a disbursement, Developer shall execute a Closing Disbursement Request substantially in the form attached hereto as Exhibit B to be delivered to the City no less than fifteen (15) business days prior to the scheduled closing date for the Phase One PID Bonds for payment in accordance with the provisions of the Bond Indenture. In order to receive additional disbursements from the applicable fund under the Bond Indenture, if Phase One PID Bonds are issued, or from the PID Reimbursement Fund, Developer shall execute a Certification for Payment, no more frequently than monthly, to be delivered to the City for payment in accordance with the provisions of the Bond Indenture, if applicable, and/or this Agreement.

(b) Upon receipt of a Certification for Payment and /or a Closing Disbursement Request from Developer (along with detailed accompanying documentation acceptable to the City as customarily accepted by the City for similar construction projects), the City shall conduct a review in order to confirm that such request is complete, to confirm that the work for which payment is requested was performed in accordance with all applicable governmental laws, rules and regulations and applicable plans therefor with the terms of this Agreement and any other agreement between the Parties related to property in the PID, and to verify and approve Actual

Costs of such work specified in such Certification for Payment. The City shall also conduct such review as is required to confirm the matters certified in the Certification for Payment. The Developer agrees to cooperate with the City in conducting each such review and to provide the City with such additional information and documentation as is reasonably necessary for the City to conclude each such review. Within fifteen (15) business days following receipt of any Certification for Payment, the City shall either: (a) approve the Certification for Payment and (i) forward it to the trustee designated under the Bond Indenture (the “Trustee”) for payment or (ii) pay such amount from the PID Reimbursement Fund; or, (b) provide Developer with written notification of disapproval of all or part of a Certification for Payment, specifying in detail the basis for any such disapproval. Any disputes shall be resolved as required by Section 3.4(c) herein. If Phase One PID Bonds are issued, the City shall deliver the approved or partially approved Certification for Payment to the Trustee for payment.

3.6 Obligations Limited. The obligations of the City under this Agreement shall not under any circumstances give rise to or create a charge against the general credit or taxing power of the City or constitute a debt or other obligation of the City payable from any source other than the PID Reimbursement Fund or the PID Project Fund. Unless approved by the City, no other City funds, revenues, taxes, or income of any kind other than the funds on deposit in the PID Reimbursement Fund or the PID Project Fund shall be used to pay: (a) the Actual Costs; (b) the Reimbursement Obligation, even if the Reimbursement Obligation is not paid in-full on or before the Maturity Date; or (c) debt service on any Phase One PID Bonds. None of the City or any of its elected or appointed officials or any of its officers, employees, consultants, or representatives shall incur any liability hereunder to Developer or any other party in their individual capacities by reason of this Agreement or their acts or omissions under this Agreement.

3.7 Obligation to Pay. If Developer is then in current compliance with its obligations under the Development Agreement, the Developer Continuing Disclosure Agreement if applicable, and this Agreement, and is not delinquent in payment of the Special Assessments and paying property taxes, then following the inspection and approval of any portion of the Authorized Improvements for which Developer seeks reimbursement of the Actual Costs by submission of a Certification for Payment or City approval of a Closing Disbursement Request, the obligations of the City under this Agreement to pay disbursements (whether to Developer or to any person designated by Developer) identified in any Closing Disbursement Request or in any Certification for Payment are unconditional and not subject to any defenses or rights of offset except as may be provided in any Bond Indenture.

3.8 City Delegation of Authority. All Authorized Improvements shall be constructed by or at the direction of the Developer in accordance with the Development Agreement, this Agreement, and any other applicable agreement between the Parties related to Property in the PID. Developer shall perform, or cause to be performed, all of its obligations and shall conduct, or cause to be conducted, all operations with respect to the construction of Authorized Improvements in a good and workmanlike manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. Developer has sole responsibility of ensuring that all Authorized Improvements are constructed in a good and workmanlike manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their reasonable efforts in the performance of

comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. Developer shall, at all times, employ adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction, and installation of all Authorized Improvements to be acquired and accepted by the City from Developer. If any Authorized Improvements are or will be on land owned by the City, the City hereby grants to Developer a license to enter upon such land for purposes related to construction (and maintenance pending acquisition and acceptance) thereof. Inspection and acceptance of Authorized Improvements will be in accordance with the Development Agreement and applicable City ordinances and regulations.

3.9 Security for Authorized Improvements. The Developer shall provide for a two (2) year maintenance bond relating to the Authorized Improvements. Nothing in this Agreement shall be deemed to prohibit Developer or the City from contesting in good faith the validity or amount of any mechanics or materialman's lien and/or judgment nor limit the remedies available to Developer or the City with respect thereto so long as such delay in performance shall not subject the Authorized Improvements to foreclosure, forfeiture, or sale. If any such lien and/or judgment with respect to the Authorized Improvements is contested, Developer shall be required to post or cause the delivery of a surety bond in an amount reasonably determined by the City, not to exceed one-hundred twenty percent (120%) of the disputed amount.

3.10 Ownership and Transfer of Authorized Improvements. All the Authorized Improvements shall be owned by the City or JCSUD, where applicable, upon acceptance of them by the City or JCSUD using procedures established by the City and the Development Agreement. The Developer agrees to take any action reasonably required by the City where applicable to transfer, dedicate or dedicate via easements the Authorized Improvements, as applicable, to the City and the public. The City shall not unreasonably withhold, condition, or delay acceptance of any Authorized Improvements.

SECTION 4. **ADDITIONAL PROVISIONS**

4.1 Term. The term of this Agreement shall begin on the Effective Date and shall continue until the earliest to occur of: (i) the Maturity Date, (ii) the date on which the Reimbursement Obligation is paid in full, or (iii) the date on which the Phase One PID Bonds are fully retired.

4.2 No Competitive Bidding. This Agreement and construction of the Authorized Improvements are anticipated to be exempt from competitive bidding pursuant to Section 252.022(a)(9) of the Texas Local Government Code based upon current cost estimates. However, in the event that the actual costs for the Authorized Improvements do not meet the parameters for exemption from the competitive bid requirement, then alternative delivery methods may be used by the City as allowed by law.

4.3 Independent Contractor. In performing this Agreement, Developer is an independent contractor and not the agent or employee of the City.

4.4 Audit. The City Representative shall have the right, during normal business hours and upon three (3) business days' prior written notice to Developer, to review all books and records

of Developer pertaining to costs and expenses incurred by Developer with respect to any of the Authorized Improvements. For a period of two (2) years after completion of the Authorized Improvements, books shall be maintained in accordance with customary real estate accounting principles.

4.5 Representations and Warranties.

(a) The Developer represents and warrants to the City that: (i) Developer has the authority to enter into and perform its obligations under this Agreement; (ii) Developer has the financial resources, or the ability to obtain sufficient financial resources, to meet its obligations under this Agreement; (iii) the person executing this Agreement on behalf of the Developer has been duly authorized to do so; (iv) this Agreement is binding upon Developer in accordance with its terms; and (v) the execution of this Agreement and the performance by Developer of its obligations under this Agreement do not constitute a breach or event of default by Developer under any other agreement, instrument, or order to which Developer is a party or by which Developer is bound.

(b) The City represents and warrants to Developer that: (i) the City has the authority to enter into and perform its obligations under this Agreement; (ii) the person executing this Agreement on behalf of the City has been duly authorized to do so; (iii) this Agreement is binding upon the City in accordance with its terms; and (iv) the execution of this Agreement and the performance by the City of its obligations under this Agreement do not constitute a breach or event of default by the City under any other agreement, instrument, or order to which the City is a party or by which the City is bound.

4.6 Default/Remedies.

(a) If either Party fails to perform an obligation imposed on such Party by this Agreement (a “Failure”) and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a “Default.” If a Failure is monetary, the non-performing Party shall have ten (10) business days within which to cure. If the Failure is non-monetary, the non-performing Party shall have thirty (30) days within which to cure. However, if the non-monetary Failure is of such a nature that it cannot reasonably be expected to be cured within thirty (30) days, then the Party who failed to perform shall have such time as is necessary to cure the default, so long as the failing Party commences the cure within thirty (30) days and diligently pursues such cure to completion.

(b) If Developer is in Default, the City shall have available all remedies at law or in equity; provided, however, no default by Developer shall entitle the City to terminate this Agreement, cease collection of the Assessments and deposit of the Assessment Revenues, or to withhold properly due payments to Developer from the PID Reimbursement Fund or the PID Project Fund as provided for in this Agreement and the Bond Indenture.

(c) Subject to Section 3.7, if the City is in Default, Developer shall have available all remedies at law or in equity; provided, however, that no Default by the City shall entitle Developer to terminate this Agreement and that any financial obligation of the City will only be payable from monies available under the Bond Indenture or as provided for under this Agreement.

4.7 Remedies Outside the Agreement. Nothing in this Agreement constitutes a waiver by the City of any remedy the City may have outside this Agreement against Developer, or any other person or entity involved in the design, construction, or installation of the Authorized Improvements. The obligations of the Developer hereunder shall be those of a Party hereto and not as an owner of property in the PID. Nothing herein shall be construed as affecting the City's or Developer's rights or duties to perform their respective obligations under other agreements, use regulations, or subdivision requirements relating to the development property in the PID.

4.8 Section 212.172. The Parties agree that this Agreement is part of the Second Amended and Restated Lone Oak Development Agreement, which is a development agreement pursuant to Texas Local Government Code Section 212.172. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement and that this is an Agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code. The Parties agree that nothing in this section or under 271.151 limits the ability of the Parties to seek specific performance or other remedies as provided under this Agreement.

4.9 Sales and Use Tax Exemptions.

(a) The Parties understand that, as municipally and publicly owned and acquired properties, all costs of materials, other properties and services used in constructing the Authorized Improvements to be acquired by the City are exempt under the current Tax Code from sales and use taxes levied by the State of Texas, or by any city, county, special district, or other political subdivision of the State, as set forth in Section 151.309 of Tax Code and 34 Tex. Admin. Code, sec. 3.291.

(b) Upon request of the Developer, a contractor or franchisee of the Developer, or a person or entity with whom the Developer contracts, and to the extent provided by law, the City will provide such certifications to the Developer and/or to suppliers and contractors as may be required to assure the exemptions claimed herein.

(c) The City and the Developer shall cooperate in structuring the construction contracts for the Authorized Improvements to comply with requirements (including those set forth in 34 Tex. Admin. Code, sec. 3.291) for exemption from sales and use taxes.

4.10 Applicable Law; Venue. This Agreement is being executed and delivered and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States may apply, the substantive laws of the State of Texas shall govern the interpretation and enforcement of this Agreement. In the event of a dispute involving this Agreement, venue shall lie in any court of competent jurisdiction in Johnson County, Texas.

4.11 Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (a) when delivered by a nationally recognized delivery service such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person is the named addressee; or (b) 72 hours after

deposited with the United States Postal Service, Certified Mail, Return Receipt Requested.

To the City:

City of Alvarado
Attn: City Manager Paul DeBuff
104 West College
Alvarado, Texas 76009

With a copy to:

City Attorney
Attn: Ashley D. Dierker
Taylor, Olson, Adkins, Sralla & Elam, LLP
6000 Western Place, Ste. 200
Fort Worth, Texas 76017

To Developer(s):

GRBK Edgewood, LLC
Attn: Bobby Samuel
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
Email: bsamuel@greenbrickpartners.com

And

Century Land Holdings of Texas, LLC
Attn: David Aughinbaugh, Division President
130 East John W Carpenter Fwy, Suite 230
Irving, TX 75062
Email: David.Aughinbaugh@centurycommunities.com

With a copy to:

Cinclair Law, PLLC
Attn: J. Prabha Cinclair
2221 Stanmore Lane
Plano, Texas 75025
Email: Prabha@CinclairLaw.com

Any Party may change its address by delivering notice of the change in accordance with this section.

4.12 Conflicts; Amendment. In the event of any conflict between this Agreement and any other instrument, document, or agreement by which either Party is bound, the provisions and intent of the Bond Indenture controls. This Agreement may only be amended by written agreement of the Parties.

4.13 Severability. If any provision of this Agreement is held invalid by any court, such holding shall not affect the validity of the remaining provisions.

4.14 Non-Waiver. The failure by a Party to insist upon the strict performance of any provision of this Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Agreement.

4.15 Third Party Beneficiaries. Nothing in this Agreement is intended to or shall be construed to confer upon any person or entity other than the City and Developer, any rights under or by reason of this Agreement. All provisions of this Agreement shall be for the sole and exclusive benefit of the City and Developer.

4.16 Assignment. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties. No assignment by the Developer shall release the Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing. The Developer and any Assignee have the right (from time to time) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement to any person or entity, including to a (an "Assignee") (a) without City consent, but with Notice to the City, if (i) the Assignee is or will become an owner of any portion of the Property or (ii) the Assignee is a lienholder or an Affiliate or related entity of Developer or to a trustee in connection with a trust indenture for third party financing or a conduit issuer for the PID Bonds or (b) with the City Manager's prior written consent (which consent shall not be unreasonably withheld if the Assignee demonstrates financial ability to perform to the City Manager's reasonable satisfaction), if to any other person or entity. The Developer shall maintain written records of all assignments made by the Developer to Assignees, including a copy of each executed assignment and, upon written request from any Party or Assignee, shall provide a copy of such records to the requesting person or entity, and this obligation shall survive the assigning Party's sale, assignment, transfer, or other conveyance of any interest in this Agreement or the Property.

Any receivables due under this Agreement, any construction funding agreement, or any Reimbursement Agreement (pursuant to Section 372.023(d-1) of the Texas Local Government Code), or any other reimbursement agreement may be assigned by Developer without the consent of, but upon written Notice to the City in accordance with Section 4.11 of this Agreement. The Developer may also collaterally assign the PID receivables as collateral for any development loan or for any third-party financing, and the Developer may execute such documents and contracts as necessary to effectuate such loans or financings, without the consent, but with Notice, to the City. Notwithstanding the foregoing, no assignment of this Agreement or any rights of or money, funds or receivables due or arising under this Agreement or any other agreement relating to the PID may be made by Developer to any party or entity that could result in (1) the issuance of municipal securities, and/or (2) the City being viewed as an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission, and/or (3) the City being subjected to additional reporting duties and /or (4) for the purpose of or relating to the issuance of or securing bonds or other obligations or other structured financing obligations.

4.17 Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

4.18 Employment of Undocumented Workers. During the term of this Agreement,

Developer agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), Developer shall repay the amount of any Reimbursement Payment or other funds received by Developer from City from the date of this Agreement to the date of such violation within 120 days after the date Developer is notified by City of such violation, plus interest at the rate of 4% compounded annually from the date of violation until paid. Developer is not liable for a violation of this section by a subsidiary, affiliate, contractor or franchisee of Developer or by a person or entity with whom Developer contracts.

4.19 Boycott Israel. Developer verifies that the Developer (including any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the Developer) does not Boycott Israel and agrees that during the term of this Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.

4.20 Verification Pursuant to Chapters 2252 and 2270 of the Texas Government Code. As of the Effective Date, the Developer represents that to the extent this Agreement constitutes a “governmental contract” within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required or permitted by or under applicable federal law, neither Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Developer is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 (as enacted by Acts 2017, 85th Leg., ch. 96, Senate Bill 253) or 2252.153 of the Texas Government Code.

4.21. Verifications Pursuant to Chapter 2274, Texas Government Code.

(a) The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to enable the Developer to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, “boycott energy companies,” a term defined in Section 2276.001(1), Texas Government Code (as enacted by such Senate Bill) by reference to Section 809.001, Texas Government Code (also as enacted by such Senate Bill), shall mean, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

(b) The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The foregoing verification is made solely to enable the Developer to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification and the following definitions, ‘discriminate against a firearm entity or

firearm trade association,’ a term defined in Section 2274.001(3), Texas Government Code (as enacted by such Senate Bill), (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company’s refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity’s or association’s status as a firearm entity or firearm trade association, (b) ‘firearm entity,’ a term defined in Section 2274.001(6), Texas Government Code (as enacted by such Senate Bill), means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as enacted by such Senate Bill, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as enacted by such Senate Bill, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as enacted by such Senate Bill, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting), and (c) ‘firearm trade association,’ a term defined in Section 2274.001(7), Texas Government Code (as enacted by such Senate Bill), means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code.

4.22 Statutory Representations and Covenants in Covered Contracts. Notwithstanding anything contained herein, the representations and covenants contained in “Boycott Israel,” “Verification Pursuant to Chapters 2252 and 2270 of the Texas Government Code,” and “Verifications Pursuant to Chapter 2274, and 2276 Texas Government Code,” shall survive termination of the Agreement until the statute of limitations has run.

4.23 Form 1295. Submitted herewith is a completed Form 1295 in connection with the Developer’s participation in the execution of this Agreement generated by the Texas Ethics Commission’s (the “TEC”) electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the “Form 1295”). The City hereby confirms receipt of the Form 1295 from the Developer, and the City

agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

[Execution pages follow.]

Executed by the City and the Developer to be effective on the Effective Date.

CITY:

ATTEST:

CITY OF ALVARADO, TEXAS

By: _____

Name: Beth Walls
Title: City Secretary

Name: Jacob Wheat
Title: Mayor

Date:

APPROVED AS TO FORM:

Taylor, Olson, Adkins, Sralla & Elam, LLP

By: Ashley D. Dierker, City Attorney

DEVELOPER:

GRBK EDGEWOOD LLC,
a Texas limited liability company

By: _____
Name: Bobby Samuel
Its: Vice President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____,
2024 by Bobby Samuel, Vice President of GRBK EDGEWOOD LLC, a Texas limited liability
company, on behalf of said entity.

Notary Public, State of Texas

CENTURY LAND HOLDINGS OF TEXAS, LLC,
a Colorado limited liability company

By: _____
Name: David Aughinbaugh
Its: Division President

STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on the ____ day of _____,
2024 by David Aughinbaugh, Division President of CENTURY LAND HOLDINGS OF TEXAS,
LLC, a Colorado limited liability company, on behalf of said entity.

Notary Public, State of Texas

Exhibit A
CERTIFICATION FOR PAYMENT

The undersigned is an agent for _____(the “Developer”) and requests payment from the [*PID Project Fund (as defined in the Bond Indenture) / PID Reimbursement Fund*] from the City of Alvarado, Texas (the “City”) in the amount of \$_____ for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Authorized Improvements related to Lone Oak Public Improvement District. Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Reimbursement Agreement or Bond Indenture, if applicable.

In connection to the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this payment request form on behalf of the Developer and is knowledgeable as to the matters set forth herein.
2. The payment requested for the below referenced Authorized Improvement(s) has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.
3. The amount listed for the Authorized Improvement(s) below is a true and accurate representation of the Actual Costs associated with the creation, acquisition, or construction of said Authorized Improvement(s); and such costs: (i) are in compliance with the Bond Indenture (if applicable); (ii) are consistent with the SAP (if applicable); or (iii) are consistent with the terms and provisions of the Second Amended and Restated Lone Oak Development Agreement.
4. The Developer is in compliance with the terms and provisions of the Second Amended and Restated Lone Oak Development Agreement, the Bond Indenture (if applicable), and the SAP (if applicable).
5. If Phase One PID Bonds were issued, all conditions set forth in the Bond Indenture for the payment hereby requested have been satisfied.
6. The work with respect to the Authorized Improvement(s) referenced below (or their completed segment, section or portion thereof) has been completed and the City may begin inspection of the Authorized Improvement(s).
7. The Developer agrees to cooperate with the City in conducting its review of the requested payment and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review. In no event shall the City require both an all-bills-paid affidavit and copies of cleared checks to be provided as supporting documentation. The City agrees that providing either an all-bills-paid affidavit or copies of cleared checks shall be sufficient.

Payments requested are as follows:

- a. X amount to Person or Account Y for Z goods or services.
- b. Etc.

As required by the Reimbursement Agreement or Bond Indenture (if applicable), the Actual Costs for the Authorized Improvement(s) shall be paid as follows:

Authorized Improvement:	Amount to be paid from [PID Project Fund (as defined in the Bond Indenture) / PID Reimbursement Fund]	Total Cost of Authorized Improvement

Attached hereto are pay applications, receipts, purchase orders, Change Orders, or similar instruments which support and validate the above requested payments.

Pursuant to the Second Amended and Restated Lone Oak Development Agreement, after receiving this payment request, the City is authorized to inspect the Authorized Improvement (or completed, section or portion thereof segment) and confirm that said work has been completed in accordance with all applicable governmental laws, rules, and plans.

I hereby declare that the above representations and warranties are true and correct.

DEVELOPER:

GRBK EDGEWOOD LLC,
a Texas limited liability company

By: _____
Name: Bobby Samuel
Its: Vice President

CENTURY LAND HOLDINGS OF TEXAS, LLC,
a Colorado limited liability company

By: _____
Name: David Aughinbaugh
Its: Division President

APPROVAL OF REQUEST BY CITY

The undersigned is in receipt of the attached Certification for Payment. After reviewing the Certification for Payment, the Certification for Payment is approved and the City or Trustee (if applicable) is directed to disburse the requested payments from [*PID Project Fund (as defined in the Bond Indenture) / PID Reimbursement Fund*], in accordance with the Certification for Payment. The City's approval of the Certification for Payment shall not have the effect of estopping or preventing the undersigned from asserting claims under the Bond Indenture, the SAP, any other agreement between the parties or that there is a defect in the Authorized Improvement.

CITY OF ALVARADO, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

Exhibit B
FORM OF CLOSING DISBURSEMENT REQUEST

The undersigned is an agent for **[DEVELOPER ENTITY]**, a [State] [type of corporate entity] (“Developer”) and requests payment to Developer (or to the person designated by Developer) from the applicable account of the PID Project Fund from _____ (the “Trustee”) in the amount of _____ (\$_____) to be transferred from the applicable account of the PID Project Fund upon the delivery of the Phase One PID Bonds for costs incurred in the establishment, administration, and operation of Lone Oak Public Improvement District (the “District”) and costs associated with the issuance of the Phase One PID Bonds, as follows.

Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Indenture of Trust by and between the City and the Trustee dated as of _____ (the “Indenture”) relating to the [_____] (the “Phase One PID Bonds”).

In connection with the above referenced payment, Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of Developer, is qualified to execute this Closing Disbursement Request on behalf of Developer and is knowledgeable as to the matters set forth herein.
2. The payment requested for the below referenced establishment, administration, and operation of the District at the time of the delivery of the Phase One PID Bonds have not been the subject of any prior payment request submitted to the City.
3. The amount listed for the below costs is a true and accurate representation of the Actual Costs associated with the establishment, administration and operation of the District at the time of the delivery of the Phase One PID Bonds, and such costs are in compliance with the Service and Assessment Plan.
4. The Developer is in compliance with the terms and provisions of the Reimbursement Agreement, the Bond Indenture, and the Service and Assessment Plan.
5. All conditions set forth in the Indenture and the Reimbursement Agreement for the payment hereby requested have been satisfied.
6. The Developer agrees to cooperate with the City in conducting its review of the requested payment and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested hereunder shall be made as directed below:

[Information regarding Payee, amount, and deposit instructions attached]

I hereby declare that the above representations and warranties are true and correct.

DEVELOPER:

GRBK EDGEWOOD LLC,
a Texas limited liability company

By: _____

Name: Bobby Samuel

Its: Vice President

CENTURY LAND HOLDINGS OF TEXAS, LLC,
a Colorado limited liability company

By: _____

Name: David Aughinbaugh

Its: Division President

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Closing Disbursement Request, acknowledges the Closing Disbursement Request, and finds the Closing Disbursement Request to be in order. After reviewing the Closing Disbursement Request, the City approves the Closing Disbursement Request and directs payment to be made from Costs of Issuance Account upon delivery of the Phase One PID Bonds.

CITY OF ALVARADO, TEXAS

By: _____

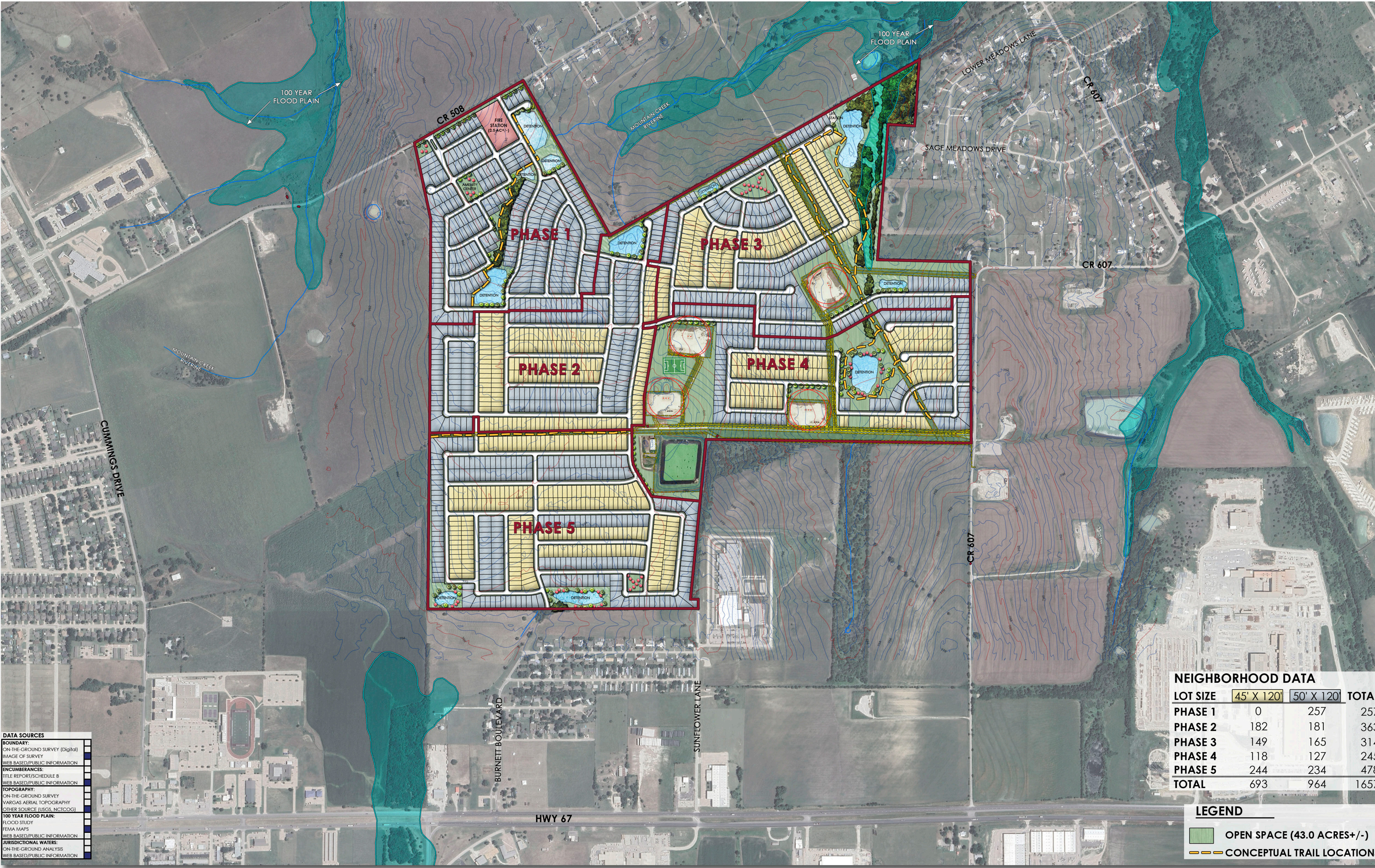
Name:

Title:

Date:

Exhibit C

Concept Plan Showing Phase One



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

NEIGHBORHOOD DATA			
LOT SIZE	45' X 120'	50' X 120'	TOTAL
PHASE 1	0	257	257
PHASE 2	182	181	363
PHASE 3	149	165	314
PHASE 4	118	127	245
PHASE 5	244	234	478
TOTAL	693	964	1657

LEGEND	
	OPEN SPACE (43.0 ACRES+/-)
	CONCEPTUAL TRAIL LOCATIONS



Planning and Zoning Commission Meeting Management Report

Meeting Date: May 20, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action to approve the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 1 final plat on 70.219 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on April 22, 2024. Per Section 24.36 of the Edgewood City Code, after the filing of a final plat, the City Council shall:

- (2) Shall conclude one of the following.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential. The proposed plat is consistent with the City's FLU map but the final plat shall not be recorded unless and until all requirements of the subdivision regulations have been complied with and until such stipulations as may be set by the City council have been met.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On May 20, 2024, the P&Z Commission by a 5-0 vote recommended Council disapprove because of the comments in the attached recommended disapproval letter.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Final Plat
Recommended Disapproval Letter
Subdivision Construction Plans



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 LONE OAK PHASE 1

257 SF RESIDENTIAL
5 OPEN SPACE
1 AMENITY CENTER
1 FIRE STATION

Total Lots _____ Total Acres 70.219 Current Zoning PD

Subdivision Name LONE OAK Lots 1,657 Block(s) BLOCKS (A THROUGH TT)

JAMES B CONGER SURVEY
DAVID MITCHELL SURVEY
GEORGE S. MCINTOSH SURVEY
JAMES NICHOLSON SURVEY

ABSTRACT NO. 150
ABSTRACT NO. 586
ABSTRACT NO. 625
ABSTRACT NO. 107

Survey Name(s) _____ Abstract No.(s) _____ Tract(s) _____

Address/Location 1029 CR 607 ALVARADO, TEXAS 76009

Applicant

Company or Name JB PARTNERS, INC

Contact Name CHRIS WALL

2121 MIDWAY ROAD,
SUITE 300

Address _____ City CARROLLTON State TX Zip 75006

Telephone 972-738-0212 Email CWALL@JBIPARTNERS.COM

Owner (If Different)

Company or Name GRBK EDGEWOOD LLC & CENTURY LAND HOLDINGS OF TEXAS, LLC

Contact Name BOBBY SAMUEL

5501 HEADQUARTERS DRIVE,
SUITE 300W

Address _____ City PLANO State TX Zip 75024

Telephone 817-658-2112 Email BSAMUEL@GREENBRICKPARTNERS.COM

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.

38
Signature of Applicant, Owner, or Authorized Agent

4/22/2024
Date

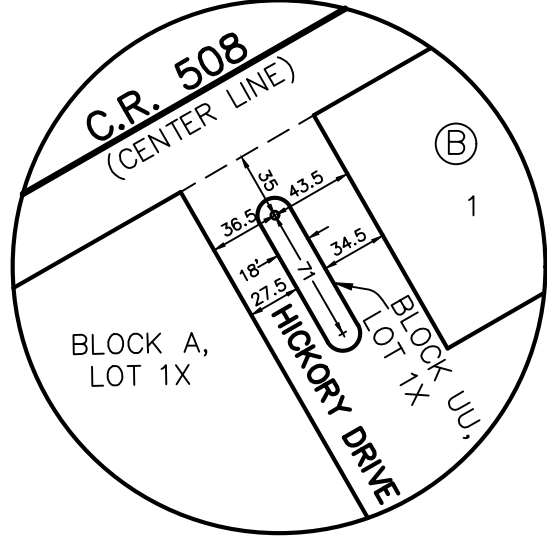
Planning Official

Fee: \$

Date of P&Z MeetingDate of Council Meeting

Signature of Planning Official

Received ByDate ReceivedDate Approved



DETAIL "A"

INDIE CATCH, LLC
INST. NO. 2022-36624
CALLED 164.656 AC.

SEE DETAIL "A"

P.O.B.
800 NAVA
FND (CM)

DAVID MITCHELL SURVEY
ABSTRACT NO. 889
JAMES B. CONGER SURVEY
ABSTRACT NO. 150

ROBERT LEE FRANKLIN
VOL. 1085, PG. 578
CALLED 135.76 AC.

FIRE STATION LOT
LOT 11X, BLOCK B
(2.483 ACRES)

AMENITY CENTER
BLOCK E, LOT 11X
(1.002 ACRES)

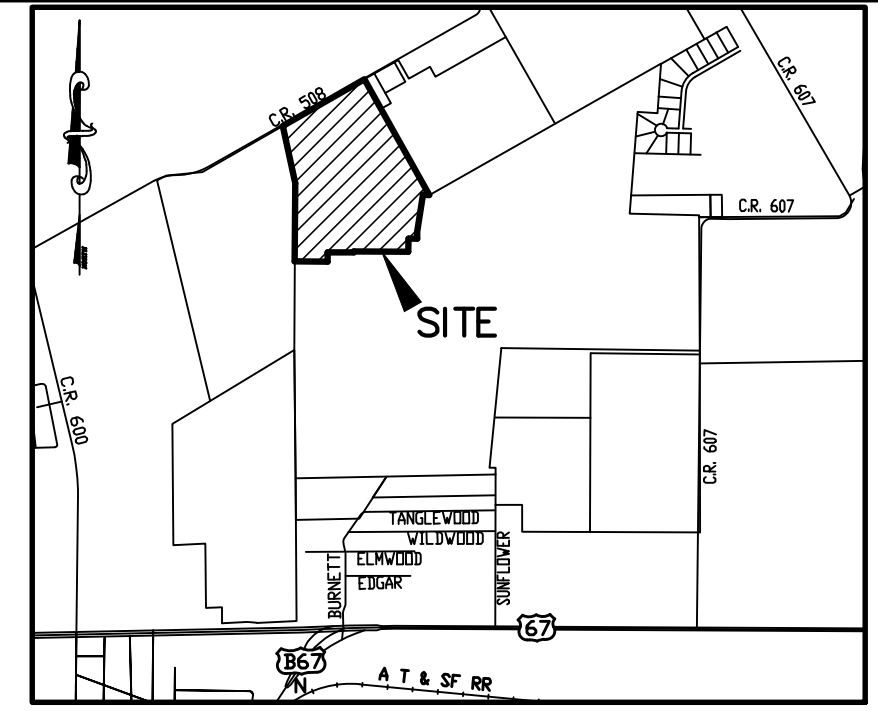
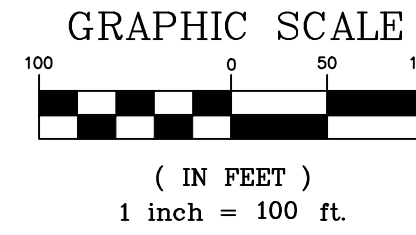
BLOCK F, LOT 47X

BLOCK C, LOT 166X

NAVA LEGACY 49 LLC
INST. NO. 2019-34549
D.R.J.C.T.
CALLED 58.71 AC.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°19'20"W	50.00'
L2	S89°40'40"E	5.99'
L3	S89°41'21"E	15.30'
L4	N29°52'39"W	25.00'
L5	S29°52'39"E	25.00'
L6	S34°53'20"W	51.76'
L7	N00°19'20"E	25.00'
L8	S45°19'20"W	21.21'
L9	N59°46'39"W	17.30'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E
C2	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E
C3	237.45'	054°25'09"	250.00'	128.54'	N02°09'39"W
C4	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W
C5	181.86'	037°53'24"	275.00'	94.40'	N10°25'31"W
C6	136.09'	031°11'22"	250.00'	69.78'	S40°38'36"W
C7	86.55'	016°31'44"	300.00'	43.58'	S16°47°03"W
C8	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W
C9	150.83'	034°34'00"	250.00'	77.79'	S17°36'20"W
C10	115.06'	026°22'09"	250.00'	58.57'	N21°42'15"E
C11	72.12'	016°31'44"	250.00'	36.31'	S16°47°03"W



LOCATION MAP
NTS

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
◀	STREET NAME CHANGE INDICATOR

NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE AMENITIES, OPEN SPACES, AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
- THIS MAP IS BASED ON A BOUNDARY VERIFICATION OF A SURVEY DONE BY BLUESTAR SURVEYING, DATED DECEMBER 15, 2020.
- ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON ROD WITH CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.
- ACCORDING TO COMMUNITY PANEL NO. 48251C0215J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "A", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

CITY PROJECT NO. FP ____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 AMENITY CENTER LOT
1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC OWNER/DEVELOPER

2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

ALVARADO 429 PARTNERS, LLC OWNER/DEVELOPER

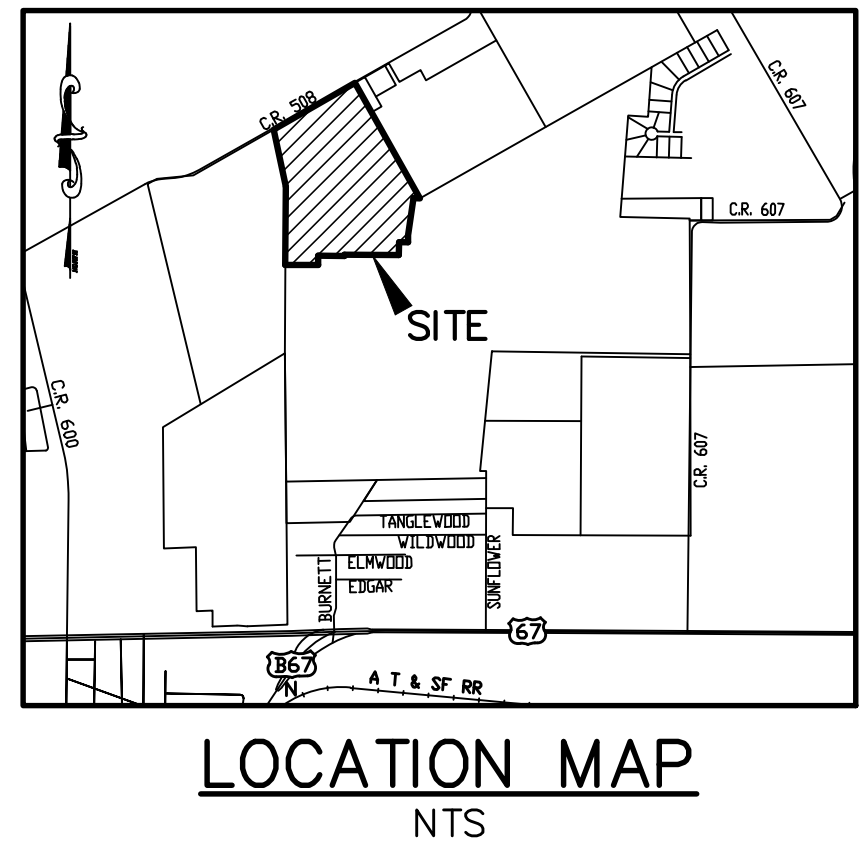
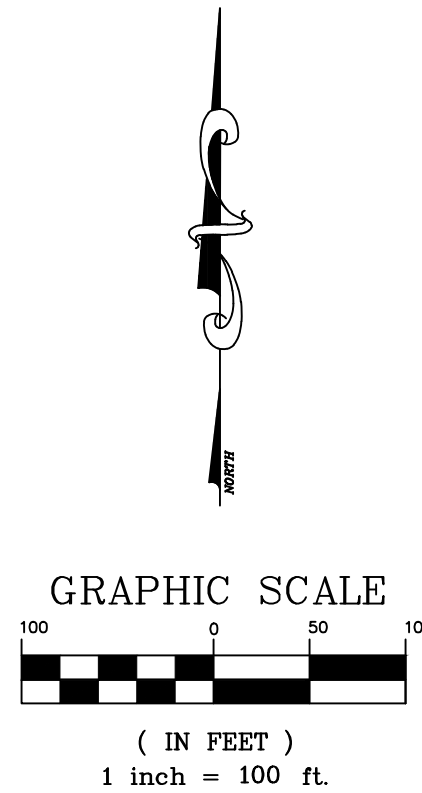
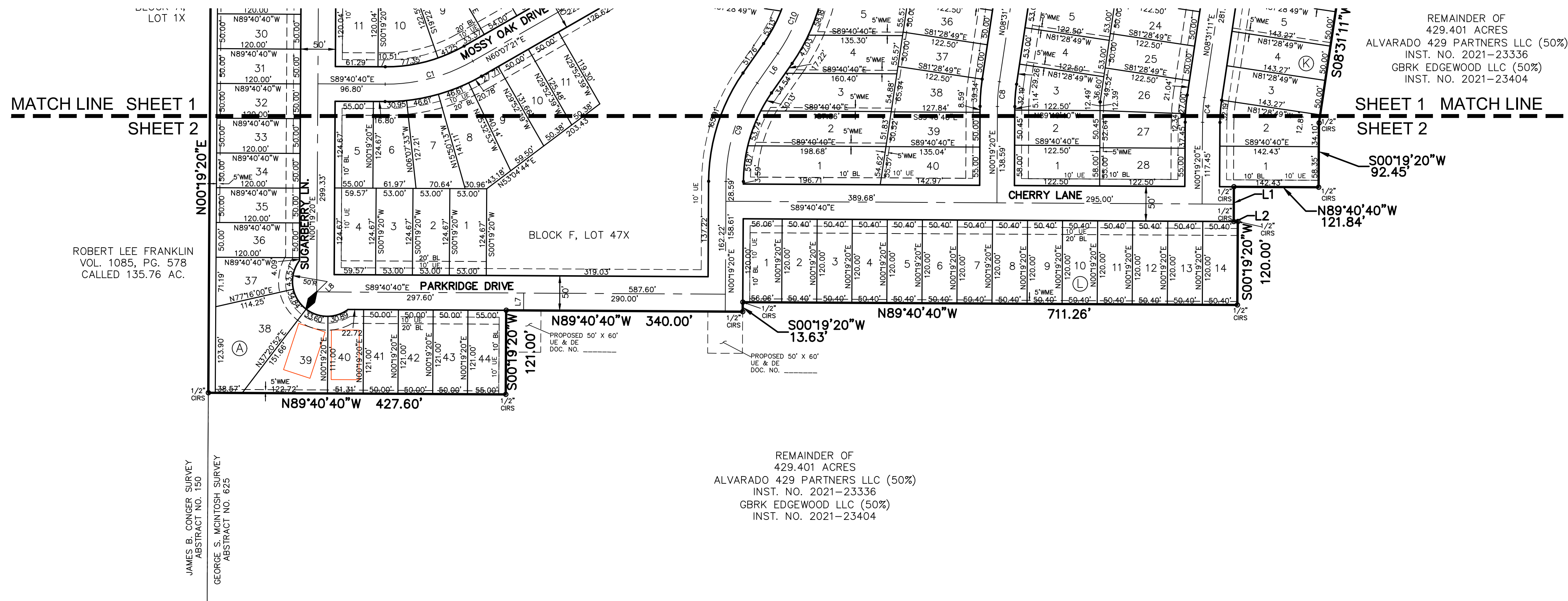
5950 BERKSHIRE LANE SUITE 200 (817)944-0934
DALLAS, TX 75225
Contact: Clayton Snodgrass

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: February 20, 2024

Sheet 1 of 3



LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
	STREET NAME CHANGE INDICATOR

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES
A-1X	33,332	0.765	A-42	6,050	0.139	D-5	6,050	0.139	F-18	6,000	0.138	G-11	6,889	0.158	I-27	7,000	0.161	J-28	7,000	0.155
A-3	8,252	0.189	A-43	6,050	0.139	D-6	6,050	0.139	F-19	6,000	0.138	G-12	6,889	0.158	I-28	6,125	0.141	K-1	8,311	0.191
A-4	9,056	0.208	A-44	6,655	0.153	D-7	6,050	0.139	F-20	6,000	0.138	G-13	8,978	0.206	I-29	6,125	0.141	K-2	7,997	0.184
A-5	9,860	0.226	B-1	6,249	0.143	D-8	6,655	0.153	F-21	6,000	0.138	H-1	8,012	0.184	I-30	6,125	0.141	K-3	7,163	0.164
A-6	7,500	0.172	B-2	6,249	0.143	D-9	7,609	0.175	F-22	6,200	0.142	H-2	7,910	0.182	I-31	6,125	0.141	K-4	7,163	0.164
A-7	9,944	0.228	B-3	6,249	0.143	D-10	6,292	0.144	F-23	6,200	0.142	H-3	7,232	0.166	I-32	6,125	0.141	K-5	7,163	0.164
A-8	7,604	0.175	B-4	6,249	0.143	D-11	6,292	0.144	F-24	6,200	0.142	H-4	6,264	0.144	I-33	6,125	0.141	K-6	7,163	0.164
A-9	9,769	0.224	B-5	6,249	0.143	D-12	6,292	0.144	F-25	6,820	0.157	H-5	7,193	0.165	I-34	6,125	0.141	K-7	8,037	0.184
A-10	8,534	0.196	B-6	6,249	0.143	D-13	6,292	0.144	F-26	6,810	0.156	H-6	7,671	0.176	I-35	6,125	0.141	L-1	6,727	0.154
A-11	7,512	0.172	B-7	6,249	0.143	D-14	6,292	0.144	F-27	6,167	0.142	H-7	6,480	0.149	I-36	6,125	0.141	L-2	6,048	0.139
A-12	6,384	0.147	B-8	6,249	0.143	D-15	6,292	0.144	F-28	6,145	0.141	H-8	6,480	0.149	I-37	6,125	0.141	L-3	6,048	0.139
A-13	6,384	0.147	B-9	6,249	0.143	D-16	7,502	0.172	F-29	6,123	0.141	H-9	7,665	0.176	I-38	7,064	0.162	L-4	6,048	0.139
A-14	7,584	0.174	B-10X	7,713	0.177	E-1	6,000	0.138	F-30	6,123	0.141	H-10	8,123	0.186	I-39	6,572	0.151	L-5	6,048	0.139
A-15	6,600	0.152	B-11	108,173	2.483	E-2	6,000	0.138	F-31	6,150	0.141	H-11	7,357	0.169	I-40	7,645	0.176	L-6	6,048	0.139
A-16	6,000	0.138	C-1	8,031	0.184	E-3	6,000	0.138	F-32	6,150	0.141	I-1	10,936	0.251	J-1	7,105	0.163	L-7	6,048	0.139
A-17	6,000	0.138	C-2	7,309	0.168	E-4	6,000	0.138	F-33	6,150	0.141	I-2	9,783	0.225	J-2	6,180	0.142	L-8	6,048	0.139
A-18	6,103	0.140	C-3	7,309	0.168	E-5	6,600	0.152	F-34	6,150	0.141	I-3	9,496	0.218	J-3	7,083	0.163	L-9	6,048	0.139
A-19	10,269	0.236	C-4	8,045	0.185	E-6	6,600	0.152	F-35	6,781	0.156	I-4	8,066	0.185	J-4	6,493	0.149	L-10	6,048	0.139
A-20	6,858	0.157	C-5	6,544	0.150	E-7	6,000	0.138	F-36	7,151	0.164	I-5	7,088	0.163	J-5	6,493	0.149	L-11	6,048	0.139
A-21	6,000	0.138	C-6	6,544	0.150	E-8	6,000	0.138	F-37	6,150	0.141	I-6	6,879	0.158	J-6	6,493	0.149	L-12	6,048	0.139
A-22	6,000	0.138	C-7	6,544	0.150	E-9	6,000	0.138	F-38	6,150	0.141	I-7	6,297	0.145	J-7	6,493	0.149	L-13	6,048	0.139
A-23	6,000	0.138	C-8	6,544	0.150	E-10	6,000	0.138	F-39	6,150	0.141	I-8	6,297	0.145	J-8	6,493	0.149	L-14	6,048	0.139
A-24	6,000	0.138	C-9	6,544	0.150	E-11X	43,652	1.002	F-40	6,150	0.141	I-9	6,297	0.145	J-9	6,492	0.149	U-1X	1,532	0.035
A-25	6,000	0.138	C-10	6,544	0.150	F-1	6,607	0.152	F-41	6,150	0.141	I-10	6,296	0.145	J-10	6,493	0.149			
A-26	6,000	0.138	C-11	6,544	0.150	F-2	6,607	0.152	F-42	6,150	0.141	I-11	6,297	0.145	J-11	6,493	0.149			
A-27	6,000	0.138	C-12	6,544	0.150	F-3	6,607	0.152	F-43	6,150	0.141	I-12	6,297	0.145	J-12	6,575	0.151			
A-28	6,000	0.138	C-13	6,544	0.150	F-4	7,427	0.170	F-44	6,150	0.141	I-13	6,297	0.145	J-13	7,579	0.174			
A-29	6,000	0.138	C-14	6,544	0.150	F-5	6,857	0.157	F-45	6,150	0.141	I-14	6,563	0.151	J-14	6,493	0.149			
A-30	6,000	0.138	C-15	7,062	0.162	F-6	6,865	0.158	F-46	6,057	0.139	I-15	7,378	0.169	J-15	9,487	0.218			
A-31	6,000	0.138	C-16	7,792	0.179	F-7	7,706	0.177	F-47X	245,617	5.639	I-16	6,307	0.145	J-16	9,263	0.213			
A-32	6,000	0.138	C-17	8,855	0.203	F-8	8,565	0.197	G-1	10,414	0.239	I-17	6,296	0.145	J-17	7,130	0.164			
A-33	6,000	0.138	C-18	11,492	0.264	F-9	7,264	0.167	G-2	6,344	0.146	I-18	6,297	0.145	J-18	6,125	0.141			
A-34	6,000	0.138	C-19	7,959	0.183	F-10	6,429	0.148	G-3	6,344	0.146	I-19	6,296	0.145	J-19	6,125	0.141			
A-35	6,000	0.138	C-20	7,163	0.164	F-11	6,120	0.140	G-4	6,344	0.146	I-20	8,419	0.193	J-20	6,125	0.141			
A-36	6,000	0.138	C-21	7,880	0.181	F-12	6,075	0.139	G-5	6,344	0.146	I-21	12,039	0.276	J-21	6,125	0.141			
A-37	6,570	0.151	C-166X	208,181	4.779	F-13	7,864	0.181	G-6	7,019	0.161	I-22	10,675	0.245	J-22	6,125	0.141			
A-38	12,145	0.279	D-1	8,281	0.190	F-14	6,000	0.138	G-7	7,601	0.174	I-23	7,837	0.180	J-23	6,125	0.141			
A-39	9,111	0.209	D-2	6,050	0.139	F-15	6,000	0.138	G-8	6,724	0.154	I-24	6,545	0.150	J-24	6,125	0.141			
A-40	6,017	0.138	D-3	6,050	0.139	F-16	6,075	0.139	G-9	6,889	0.158	I-25	6,125	0.141	J-25	6,125	0.141			
A-41	6,050	0.139	D-4	6,050	0.139	F-17	7,864	0.181	G-10	6,889	0.158	I-26	7,085	0.163	J-26	6,752	0.155			

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°19'20"W	50.00'
L2	S89°40'40"E	5.99'
L3	S89°41'21"E	15.30'
L4	N29°52'39"W	25.00'
L5	S29°52'39"E	25.00'
L6	S34°53'20"W	51.76'
L7	N00°19'20"E	25.00'
L8	S45°19'20"W	21.21'
L9	N59°46'39"W	17.30'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	131.77'	030°15'59"	250.00'	67.45'	N75°3'21"E	130.25'
C2	131.77'	030°15'59"	250.00'	67.45'	N75°3'21"E	130.25'
C3	237.45'	054°25'09"	250.00'	128.54'	N02°09'39"W	228.62'
C4	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W	35.74'
C5	181.86'	037°53'24"	275.00'	94.40'	N10°25'31"W	178.56'
C6	136.09'	031°11'22"	250.00'	69.58'	S04°38'36"W	134.42'
C7	86.55'	016°31'44"	300.00'	43.58'	S16°47°03"W	86.25'
C8	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W	35.74'
C9	150.83'	034°30'44"	250.00'	77.79'	S17°36'20"W	148.55'
C10	115.06'	026°22'09"	250.00'	58.57'	N21°42'15"E	114.04'
C11	72.12'	016°31'44"	250.00'	36.31'	S16°47°03"W	71.87'

CITY PROJECT NO. FP ____-____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 AMENITY CENTER LOT
1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC **OWNER/DEVELOPER**

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Contact: Bobby Samuel

ALVARADO 429 PARTNERS, LLC OWNER/DEVELOPER

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JB PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: February 20, 2024

Sheet 2 of 3

OWNERS CERTIFICATION

WHEREAS Alvarado 429 Partners LLC and GRBK Edgewood, LLC are the owners of a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150, the George S. McIntosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Correction Deeds to Alvarado 429 Partners LLC recorded as Instrument No. 2023-26643 and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755 acre tract, said point also being the northeast corner of a called 135.76 acre tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas, said point being in the centerline of County Road 508, more or less;

THENCE, North 60 degrees 07 minutes 21 seconds East, along the north line of said 428.755 acre tract, and along the centerline of said County Road 508, more or less, a distance of 1,221.36 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, being the common corner of said GRBK Edgewood tract, and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas, from which a one-half inch iron rod found bears South 19 degrees 08 minutes 32 seconds West, a distance of 1.15 feet;

THENCE, South 29 degrees 22 minutes 14 seconds East, along the common line of said 428.755 acre tract, and said Simla Investments, LLC tract, passing a one-half inch iron rod found on line at a distance of 23.38 feet, passing a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas at a distance of 441.15 feet, and continuing a total distance of 1,730.13 feet to a 4 inch steel post found for the common corner of said 428.755 acre tract and said Nava Legacy 49, LLC tract;

THENCE, over and across 428.755 acre tract as follows:

North 87 degrees 07 minutes 12 seconds West for a distance of 85.65 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 08 degrees 31 minutes 11 seconds West for a distance of 485.24 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 92.45 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 121.84 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 5.99 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 711.26 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 13.63 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 340.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 121.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 427.60 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, being in the west line of said 428.755 acre tract and the east line of aforementioned 135.76 acre Franklin tract;

THENCE along the east line of said 135.76 acre tract and the west line of said 428.755 acre tract as follows:

North 00 degrees 19 minutes 20 seconds East for a distance of 1,018.18 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 12 degrees 02 minutes 50 seconds West a distance of 761.63 feet to the POINT OF BEGINNING and containing 3,058,735 square feet or 70.219 acres of land more or less.

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

That, ALVARADO 429 PARTNERS LLC and GRBK EDGEWOOD LLC are the owners of the herein described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as LONE OAK, PHASE 1, an addition to Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

ALVARADO 429 PARTNERS LLC, a limited liability company

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

GRBK EDGEWOOD LLC, a Texas limited liability company

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, WILLIAM J. JOHNSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this ____ day of _____, 2024.

"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."

WILLIAM J. JOHNSON, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public, State of Texas

CITY PROJECT NO. FP ____-____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 AMENITY CENTER LOT
1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC OWNER/DEVELOPER

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Plano, Texas 75093
Contact: Bobby Samuel

ALVARADO 429 PARTNERS, LLC OWNER/DEVELOPER

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DALLAS, TX 75225
Contact: Clayton Snodgrass

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: February 20, 2024

Sheet 3 of 3



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

May 16, 2024

JBIPartners, Inc.
Attn: Chris Wall
2121 Midway Road, Suite 300
Carrollton, TX 75006
cwall@jbipartners.com

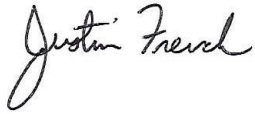
Re: Lone Oak Addition Final Plat Phase 1

Dear Mr. Wall,

This letter is to inform you that on May 16, 2024, the Alvarado Planning and Zoning Commission recommended disapproval of the attached Lone Oak Addition Phase 1 final plat application provided on April 22, 2024 due to the following comments not being adequately addressed to result in compliance with the Alvarado subdivision ordinance.

1. Prior to final plat approval, adequate capacity to and at the Alvarado Wastewater Treatment Plant must be accessible to comply with the purpose of the Alvarado subdivision ordinance. The purpose of this chapter (Alvarado subdivision ordinance) is to provide for the orderly, safe, and healthful development of the area within the City and within the area surrounding the City and to promote the health, safety, morals, and transportation, water, drainage, sewage, and other facilities per Art. I, Sec. 34-4(b) of the Alvarado subdivision ordinance.
2. Per Art. VI, Sec. 34-165(f) of the Alvarado subdivision ordinance, the location of all water and sanitary sewer lines and appurtenances thereto necessary to serve the platted land shall be in accordance with the City's master plan for water and sanitary sewer facilities. Indicate sanitary sewer connection to the future sanitary sewer main to be constructed.
3. If Lone Oak Addition Phase 1 is to have temporary sanitary sewer service provided by the developer until adequate off-site sanitary service is available with the City of Alvarado then add a note on the plat stating such and provide the contract or agreement for the pump & haul service along with the location of proper disposal and the truck disposal route for review by the City.
4. Attached remarks from the City Engineer must be adequately addressed prior to final plat approval.

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

Attachments: City Engineer Remarks on Final Plat and Civil Plans

Cc:

GRBK Edgewood LLC
Century Land Holdings of Texas, LLC
Attn: Bobby Samuel
5501 Headquarters Drive, Suite 300W
Plano, TX 75024
bsamuel@greenbrickpartners.com

ENGINEERING PLANS FOR

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

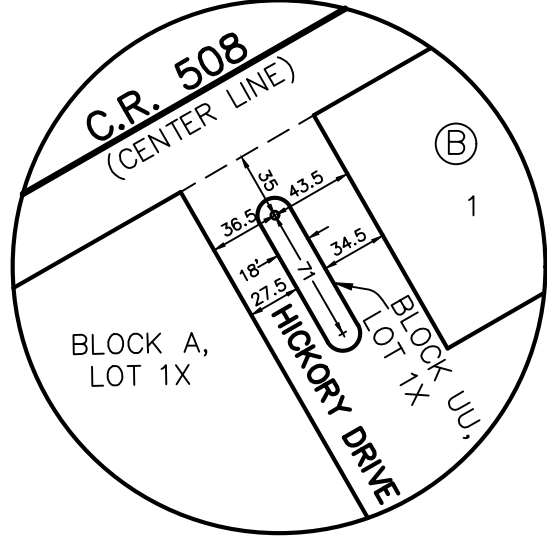
Any channel or storm water improvements outside the areas of platting with this phase will require an easement. While it is all one owner today, if a future phase is sold to a separate entity, then this phase cannot place encumbrances on that property without the proper easements in place.



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

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03/25/2024



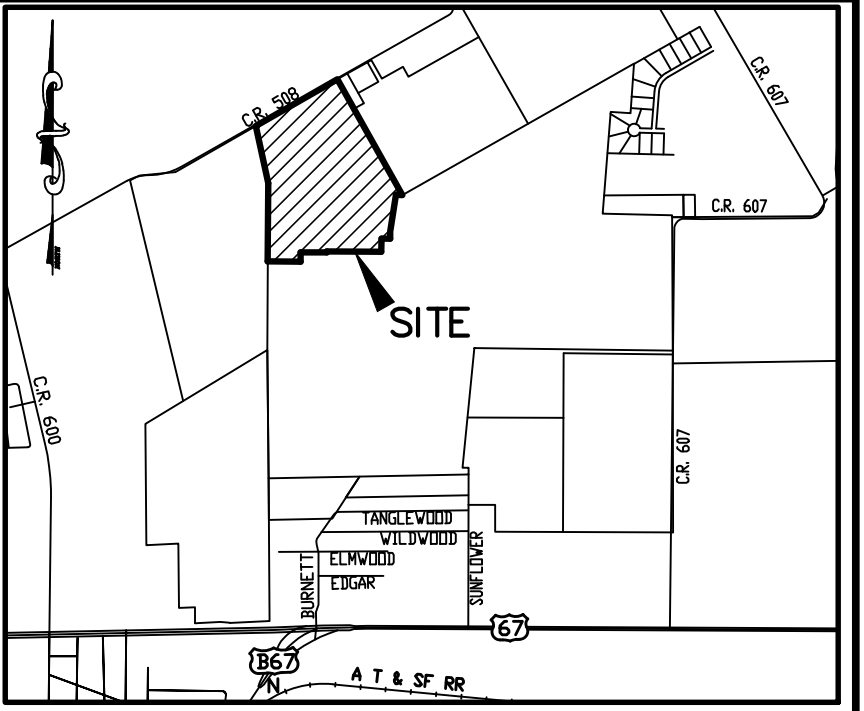
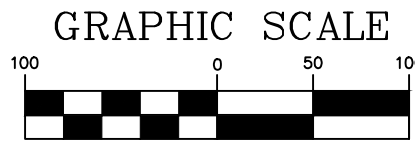
DETAIL "A"

INDIE CATCH, LLC
INST. NO. 2022-36624
CALLED 164.656 AC.

FIRE STATION LOT
LOT 11X, BLOCK B
(2.483 ACRES)

NAVA LEGACY 49 LLC
INST. NO. 2019-34549
D.R.J.C.T.
CALLED 58.71 AC.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°19'20"W	50.00'
L2	S89°40'40"E	5.99'
L3	S89°41'21"E	15.30'
L4	N29°52'39"W	25.00'
L5	S29°52'39"E	25.00'
L6	S34°53'20"W	51.76'
L7	N00°19'20"E	25.00'
L8	S45°19'20"W	21.21'
L9	N59°46'39"W	17.30'



LOCATION MAP
NTS

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E
C2	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E
C3	237.45'	054°25'09"	250.00'	128.54'	N02°09'39"W
C4	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W
C5	181.86'	037°53'24"	275.00'	94.40'	N10°25'31"W
C6	136.09'	031°11'22"	250.00'	69.78'	S40°38'36"W
C7	86.55'	016°31'44"	300.00'	43.58'	S16°47°03"W
C8	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W
C9	150.83'	034°34'00"	250.00'	77.79'	S17°36'20"W
C10	115.06'	026°22'09"	250.00'	58.57'	N21°42'15"E
C11	72.12'	016°31'44"	250.00'	36.31'	S16°47°03"W

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- UE UTILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- BL BUILDING LINE
- CO RD COUNTY ROAD
- FM FARM-TO-MARKET HIGHWAY
- DOC DOCUMENT
- NO NUMBER
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
- D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- STREET NAME CHANGE INDICATOR

NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE AMENITIES, OPEN SPACES, AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
- THIS MAP IS BASED ON A BOUNDARY VERIFICATION OF A SURVEY DONE BY BLUESTAR SURVEYING, DATED DECEMBER 15, 2020.
- ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON ROD WITH CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.
- ACCORDING TO COMMUNITY PANEL NO. 48251C0215J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "A", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

CITY PROJECT NO. FP ---

FINAL PLAT

LONE OAK PHASE 1

- 257 RESIDENTIAL LOTS
- 5 OPEN SPACE LOTS
- 1 AMENITY CENTER LOT
- 1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

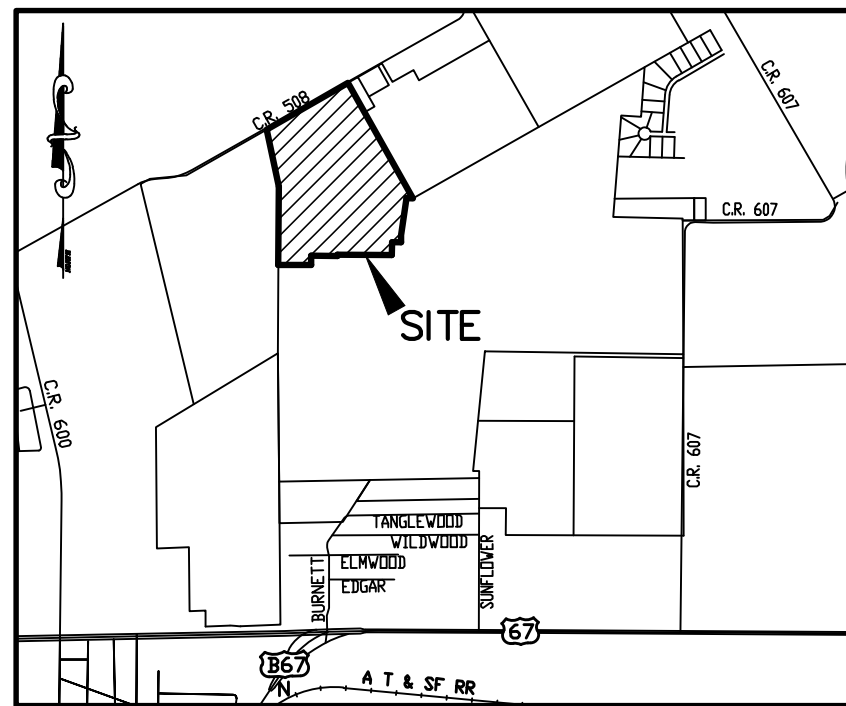
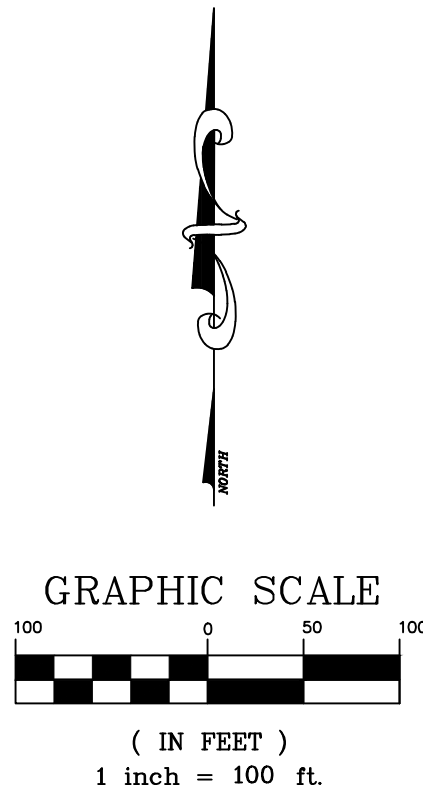
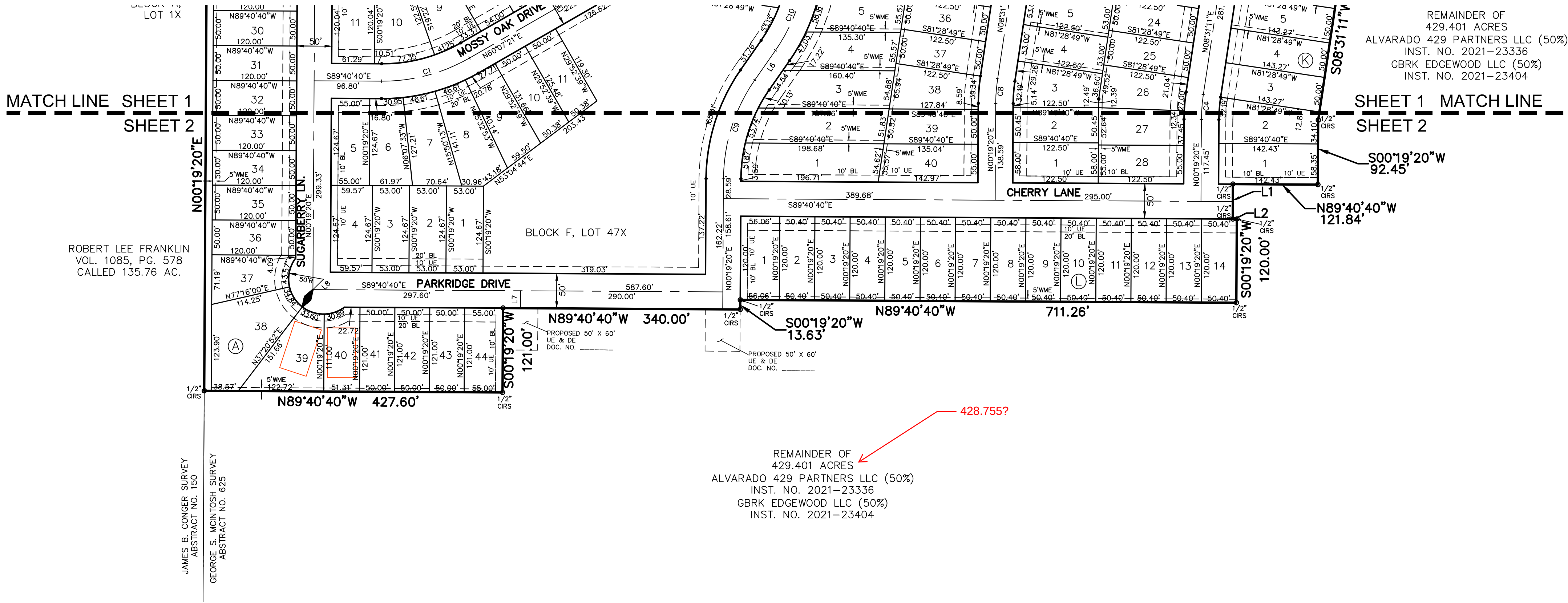
GRBK EDGEWOOD, LLC OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

ALVARADO 429 PARTNERS, LLC OWNER/DEVELOPER
5950 BERKSHIRE LANE SUITE 200 (817)944-0934
DALLAS, TX 75225
Contact: Clayton Snodgrass

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: February 20, 2024

Sheet 1 of 3



LOCATION MAP
NTS

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
	STREET NAME CHANGE INDICATOR

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1X	33,332	0.765	A-42	6,050	0.139	D-5	6,050	0.139	F-18	6,000	0.138	G-11	6,889	0.158	I-27	7,000	0.161
A-3	8,252	0.189	A-43	6,050	0.139	D-6	6,050	0.139	F-19	6,000	0.138	G-12	6,889	0.158	I-28	6,125	0.141
A-4	9,056	0.208	A-44	6,855	0.153	D-7	6,050	0.139	F-20	6,000	0.138	G-13	8,978	0.206	I-29	6,125	0.141
A-5	9,860	0.228	B-1	6,249	0.143	D-8	6,655	0.153	F-21	6,000	0.138	H-1	8,012	0.184	I-30	6,125	0.141
A-6	7,500	0.172	B-2	6,249	0.143	D-9	7,609	0.175	F-22	6,200	0.142	H-2	7,910	0.182	I-31	6,125	0.141
A-7	9,944	0.228	B-3	6,249	0.143	D-10	6,292	0.144	F-23	6,200	0.142	H-3	7,232	0.166	I-32	6,125	0.141
A-8	7,604	0.175	B-4	6,249	0.143	D-11	6,292	0.144	F-24	6,200	0.142	H-4	6,264	0.144	I-33	6,125	0.141
A-9	9,769	0.224	B-5	6,249	0.143	D-12	6,292	0.144	F-25	6,820	0.157	H-5	7,193	0.165	I-34	6,125	0.141
A-10	8,534	0.196	B-6	6,249	0.143	D-13	6,292	0.144	F-26	6,810	0.156	H-6	7,671	0.176	I-35	6,125	0.141
A-11	7,512	0.172	B-7	6,249	0.143	D-14	6,292	0.144	F-27	6,167	0.142	H-7	6,480	0.149	I-36	6,125	0.141
A-12	6,384	0.147	B-8	6,249	0.143	D-15	6,292	0.144	F-28	6,145	0.141	H-8	6,480	0.149	I-37	6,125	0.141
A-13	6,384	0.147	B-9	6,249	0.143	D-16	7,502	0.172	F-29	6,123	0.141	H-9	7,665	0.176	I-38	7,064	0.162
A-14	7,584	0.174	B-10X	7,713	0.177	E-1	6,000	0.138	F-30	6,123	0.141	H-10	8,123	0.186	I-39	6,572	0.151
A-15	6,600	0.152	B-11	108,173	2.483	E-2	6,000	0.138	F-31	6,150	0.141	H-11	7,357	0.169	I-40	7,645	0.176
A-16	6,000	0.138	C-1	8,031	0.184	E-3	6,000	0.138	F-32	6,150	0.141	I-1	10,936	0.251	J-1	7,105	0.163
A-17	6,000	0.138	C-2	7,309	0.168	E-4	6,000	0.138	F-33	6,150	0.141	I-2	9,783	0.225	J-2	6,180	0.142
A-18	6,103	0.140	C-3	7,309	0.168	E-5	6,600	0.152	F-34	6,150	0.141	I-3	9,496	0.218	J-3	7,083	0.163
A-19	10,269	0.236	C-4	8,045	0.185	E-6	6,600	0.152	F-35	6,781	0.156	I-4	8,066	0.185	J-4	6,493	0.149
A-20	6,858	0.157	C-5	6,544	0.150	E-7	6,000	0.138	F-36	7,151	0.164	I-5	7,088	0.163	J-5	6,493	0.149
A-21	6,000	0.138	C-6	6,544	0.150	E-8	6,000	0.138	F-37	6,150	0.141	I-6	6,879	0.158	J-6	6,493	0.149
A-22	6,000	0.138	C-7	6,544	0.150	E-9	6,000	0.138	F-38	6,150	0.141	I-7	6,297	0.145	J-7	6,493	0.149
A-23	6,000	0.138	C-8	6,544	0.150	E-10	6,000	0.138	F-39	6,150	0.141	I-8	6,297	0.145	J-8	6,493	0.149
A-24	6,000	0.138	C-9	6,544	0.150	E-11X	43,652	1.002	F-40	6,150	0.141	I-9	6,297	0.145	J-9	6,492	0.149
A-25	6,000	0.138	C-10	6,544	0.150	F-1	6,607	0.152	F-41	6,150	0.141	I-10	6,296	0.145	J-10	6,493	0.149
A-26	6,000	0.138	C-11	6,544	0.150	F-2	6,607	0.152	F-42	6,150	0.141	I-11	6,297	0.145	J-11	6,493	0.149
A-27	6,000	0.138	C-12	6,544	0.150	F-3	6,607	0.152	F-43	6,150	0.141	I-12	6,297	0.145	J-12	6,575	0.151
A-28	6,000	0.138	C-13	6,544	0.150	F-4	7,427	0.170	F-44	6,150	0.141	I-13	6,297	0.145	J-13	7,579	0.174
A-29	6,000	0.138	C-14	6,544	0.150	F-5	6,857	0.157	F-45	6,150	0.141	I-14	6,563	0.151	J-14	6,493	0.149
A-30	6,000	0.138	C-15	7,062	0.162	F-6	6,865	0.158	F-46	6,057	0.139	I-15	7,378	0.169	J-15	9,487	0.218
A-31	6,000	0.138	C-16	7,792	0.179	F-7	7,706	0.177	F-47X	245,617	5.639	I-16	6,307	0.145	J-16	9,263	0.213
A-32	6,000	0.138	C-17	8,855	0.203	F-8	8,565	0.197	G-1	10,414	0.239	I-17	6,296	0.145	J-17	7,130	0.164
A-33	6,000	0.138	C-18	11,492	0.264	F-9	7,284	0.167	G-2	6,344	0.146	I-18	6,297	0.145	J-18	6,125	0.141
A-34	6,000	0.138	C-19	7,959	0.183	F-10	6,429	0.148	G-3	6,344	0.146	I-19	6,296	0.145	J-19	6,125	0.141
A-35	6,000	0.138	C-20	7,163	0.164	F-11	6,120	0.140	G-4	6,344	0.146	I-20	8,419	0.193	J-20	6,125	0.141
A-36	6,000	0.138	C-21	7,880	0.181	F-12	6,075	0.139	G-5	6,344	0.146	I-21	12,039	0.276	J-21	6,125	0.141
A-37	6,570	0.151	C-166X	208,181	4.779	F-13	7,864	0.181	G-6	7,019	0.161	I-22	10,675	0.245	J-22	6,125	0.141
A-38	12,145	0.279	D-1	8,281	0.190	F-14	6,000	0.138	G-7	7,601	0.174	I-23	7,837	0.180	J-23	6,125	0.141
A-39	9,111	0.209	D-2	6,050	0.139	F-15	6,000	0.138	G-8	6,724	0.154	I-24	6,545	0.150	J-24	6,125	0.141
A-40	6,017	0.138	D-3	6,050	0.139	F-16	6,075	0.139	G-9	6,889	0.158	I-25	6,125	0.141	J-25	6,125	0.141
A-41	6,050	0.139	D-4	6,050	0.139	F-17	7,864	0.181	G-10	6,889	0.158	I-26	7,085	0.163	J-26	6,752	0.155

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°19'20"W	50.00'
L2	S89°40'40"E	5.99'
L3	S89°41'21"E	15.30'
L4	N29°52'39"W	25.00'
L5	S29°52'39"E	25.00'
L6	S34°53'20"W	51.76'
L7	N00°19'20"E	25.00'
L8	S45°19'20"W	21.21'
L9	N59°46'39"W	17.30'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E	130.25'
C2	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E	130.25'
C3	237.45'	054°25'09"	250.00'	128.54'	N02°09'39"W	228.62'
C4	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W	35.74'
C5	181.86'	037°53'24"	275.00'	94.40'	N10°25'31"W	178.56'
C6	136.09'	031°11'22"	250.00'	69.78'	S40°38'36"W	134.42'
C7	86.55'	016°31'44"	300.00'	43.58'	S16°47'03"W	86.25'
C8	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W	35.74'
C9	150.83'	034°34'00"	250.00'	77.79'	S17°36'20"W	148.55'
C10	115.06'	026°22'09"	250.00'	58.57'	N21°42'15"E	114.04'
C11	72.12'	016°31'44"	250.00'	36.31'	S16°47'03"W	71.87'

CITY PROJECT NO. FP ____-____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 AMENITY CENTER LOT
1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC OWNER/DEVELOPER

2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

ALVARADO 429 PARTNERS, LLC OWNER/DEVELOPER

5950 BERKSHIRE LANE SUITE 200 (817)944-0934
DALLAS, TX 75225
Contact: Clayton Snodgrass

JB PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: February 20, 2024

Sheet 2 of 3

OWNERS CERTIFICATION

WHEREAS Alvarado 429 Partners LLC and GRBK Edgewood, LLC are the owners of a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150, the George S. McIntosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Correction Deeds to Alvarado 429 Partners LLC recorded as Instrument No. 2023-26643 and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755 acre tract, said point also being the northeast corner of a called 135.76 acre tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas, said point being in the centerline of County Road 508, more or less;

THENCE, North 60 degrees 07 minutes 21 seconds East, along the north line of said 428.755 acre tract, and along the centerline of said County Road 508, more or less, a distance of 1,221.36 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, being the common corner of said GRBK Edgewood tract, and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas, from which a one-half inch iron rod found bears South 19 degrees 38 minutes 32 seconds West, a distance of 1.15 feet;

THENCE, South 29 degrees 22 minutes 14 seconds East, along the common line of said 428.755 acre tract, and said Simla Investments, LLC tract, passing a one-half inch iron rod found on line at a distance of 23.38 feet, passing a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas at a distance of 441.15 feet, and continuing a total distance of 1,730.13 feet to a 4 inch steel post found for the common corner of said 428.755 acre tract and said Nava Legacy 49, LLC tract;

THENCE, over and across 428.755 acre tract as follows:
North 87 degrees 07 minutes 12 seconds West for a distance of 85.65 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 08 degrees 31 minutes 11 seconds West for a distance of 485.24 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 92.45 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 121.84 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 5.99 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 711.26 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 13.63 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 340.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 121.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 427.60 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, being in the west line of said 428.755 acre tract and the east line of aforementioned 135.76 acre Franklin tract;

THENCE along the east line of said 135.76 acre tract and the west line of said 428.755 acre tract as follows:
North 00 degrees 19 minutes 20 seconds East for a distance of 1,018.18 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 12 degrees 02 minutes 50 seconds West a distance of 761.63 feet to the POINT OF BEGINNING and containing 3,058,735 square feet or 70.219 acres of land more or less.

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

That, ALVARADO 429 PARTNERS LLC and GRBK EDGEWOOD LLC are the owners of the herein described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as LONE OAK, PHASE 1, an addition to Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

ALVARADO 429 PARTNERS LLC, a limited liability company

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

GRBK EDGEWOOD LLC, a Texas limited liability company

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, WILLIAM J. JOHNSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this ____ day of _____, 2024.

"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."

WILLIAM J. JOHNSON, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public, State of Texas

CITY PROJECT NO. FP ____-____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 AMENITY CENTER LOT
1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC OWNER/DEVELOPER

2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

ALVARADO 429 PARTNERS, LLC OWNER/DEVELOPER

5950 BERKSHIRE LANE SUITE 200 (817)944-0934
DALLAS, TX 75225
Contact: Clayton Snodgrass

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: February 20, 2024

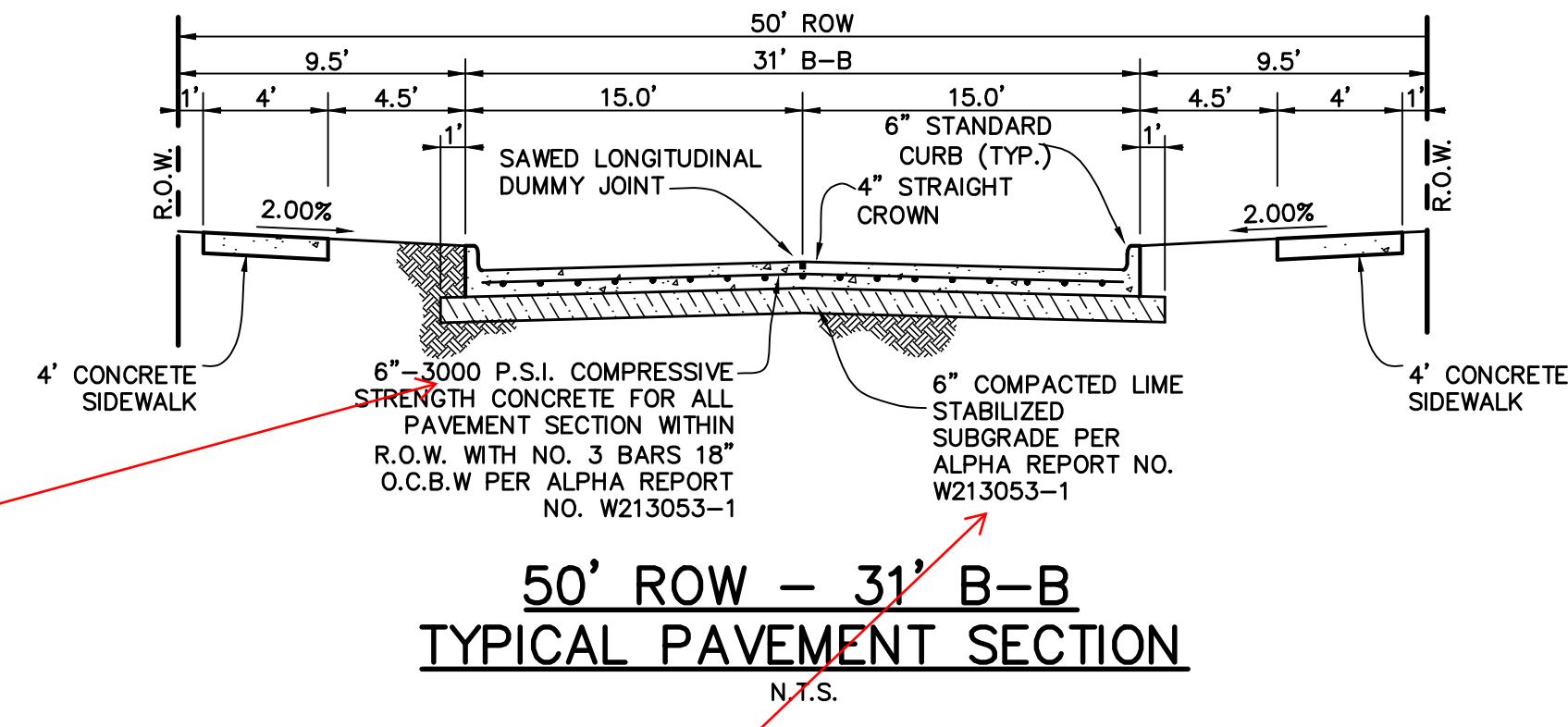
Sheet 3 of 3

Use consistent references

Inst/Doc # not consistent w/ exhibit

Plotted by: vling Plot Date: 3/26/2024 5:04 PM

Drawing: H: \Projects\BBOC010-Stonegate\Phase 1\Surveying\dwg\BBOC010PT-PH-1.dwg Saved By: acordero Save Time: 3/22/2024 3:27 PM



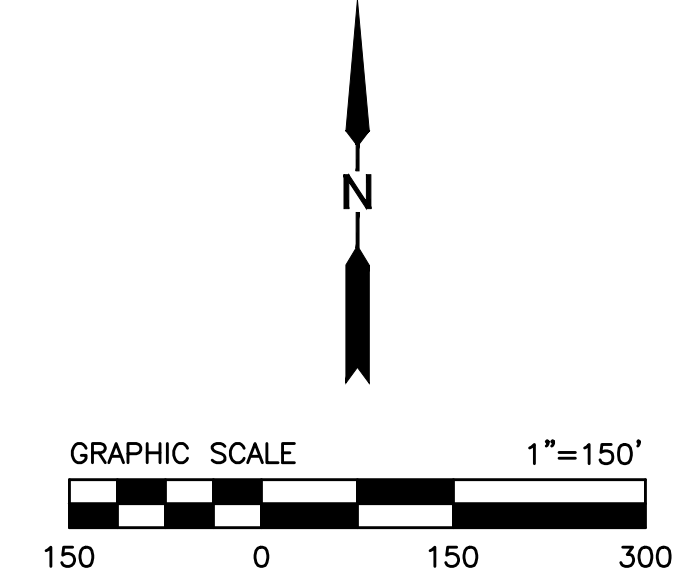
Insert lime rate into the plans and the required maximum PI to be achieved. If lime series test will be conducted during construction, insert that note.

3600 PSI strength minimum. NCTCOG Class C pavement design

ROBERT LEE FRANKLIN
VOL. 1065, PG. 578
CALLED 135.76 AC.

NAVA LEGACY 49 LLC
INST. NO. 2019-34549
D.R.J.C.T.
CALLED 58.71 AC.

FUTURE LONE OAK
PHASES 2-5



BENCHMARKS
BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

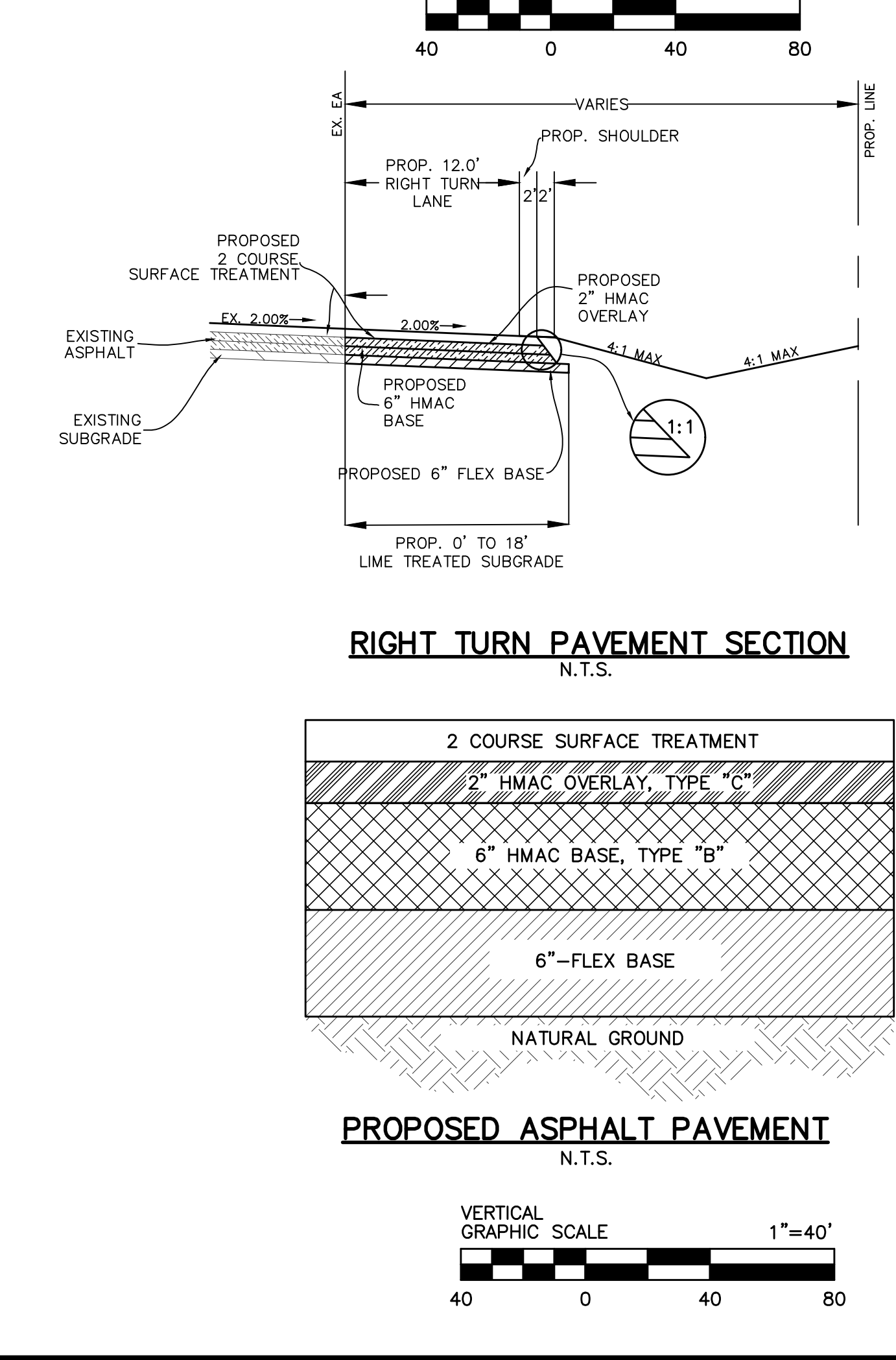
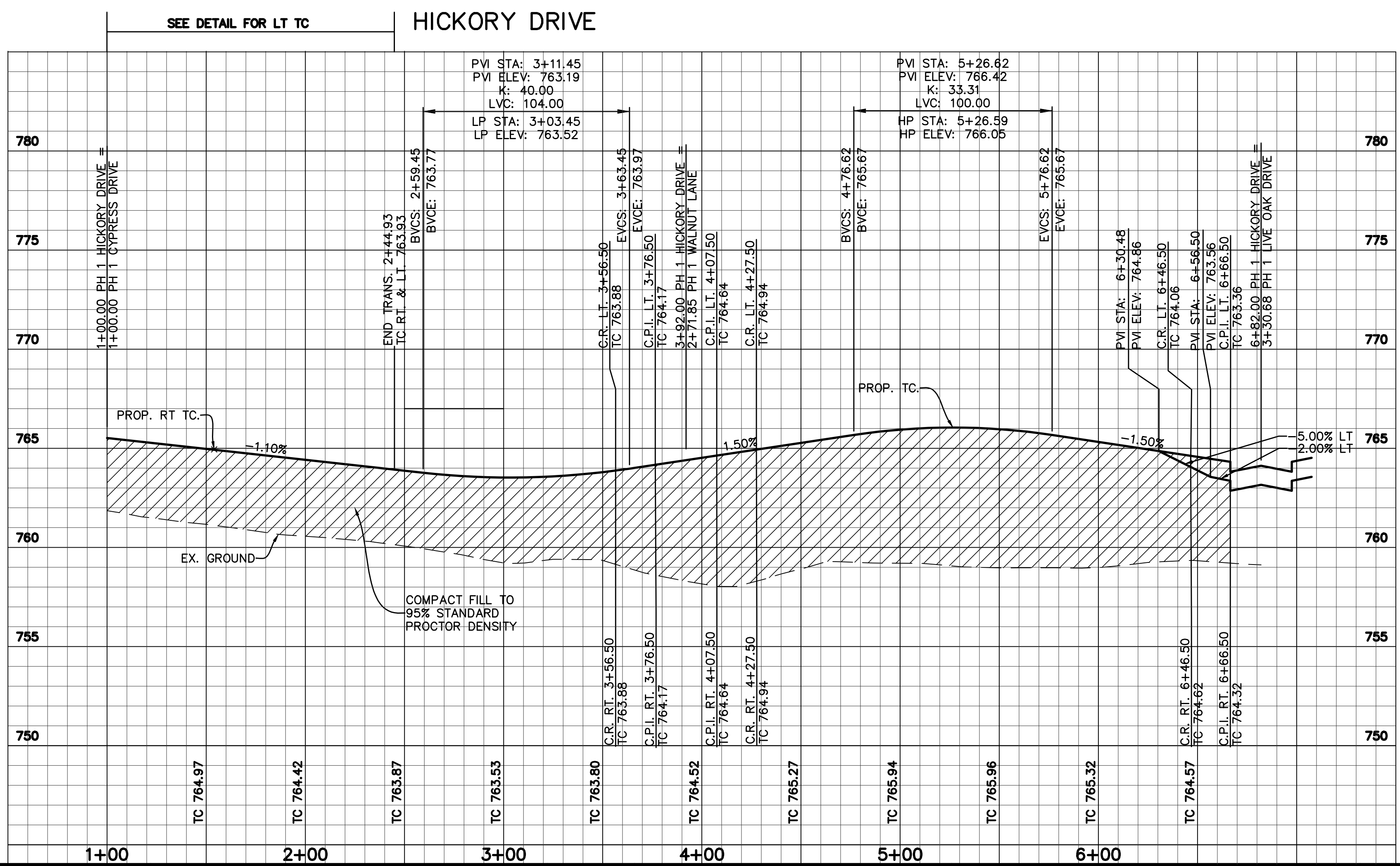
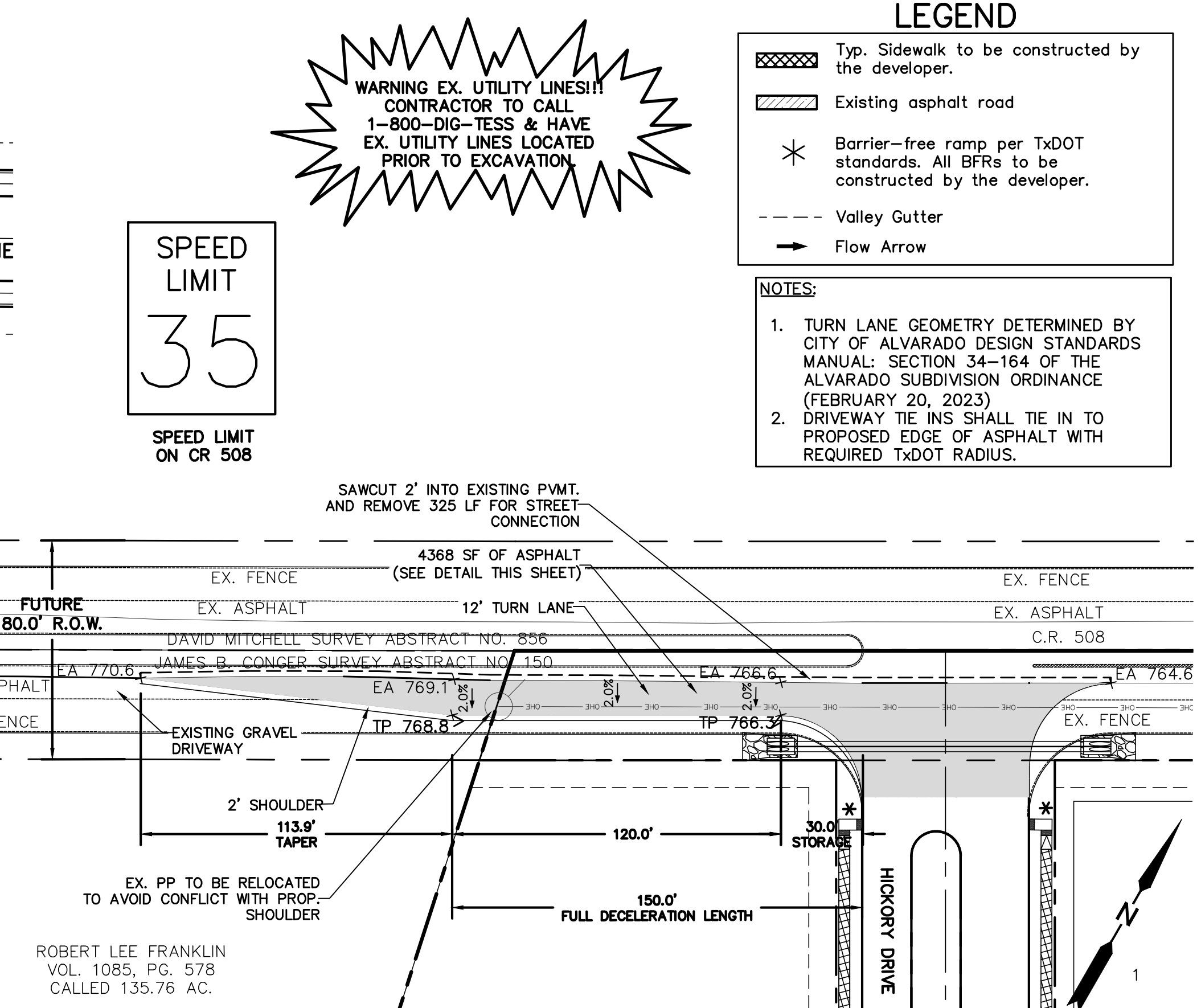
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024

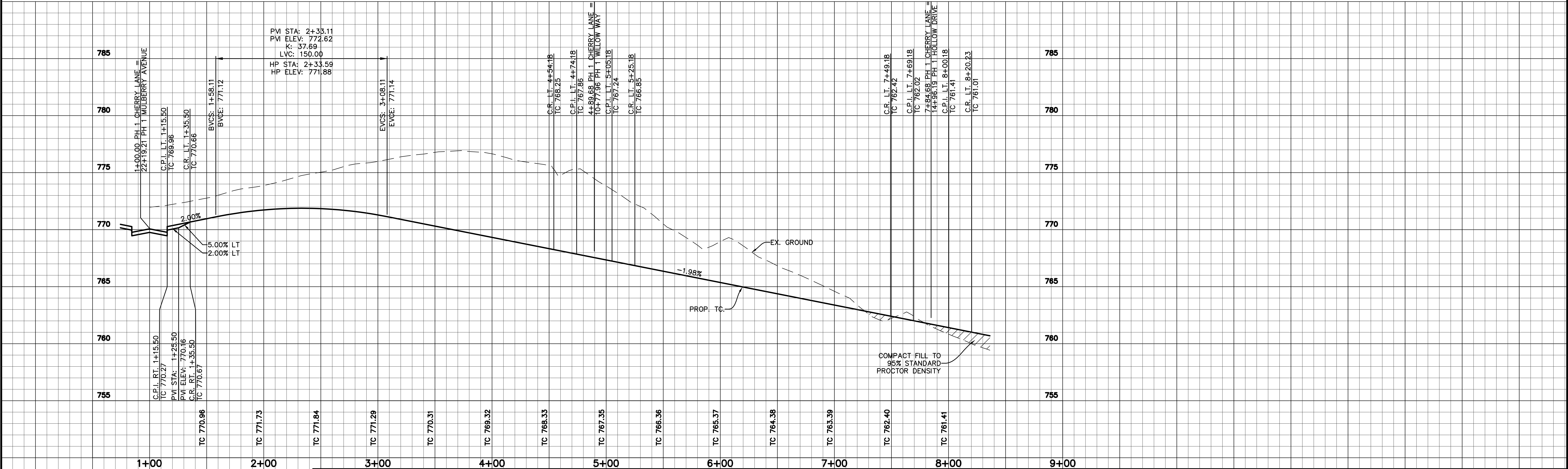
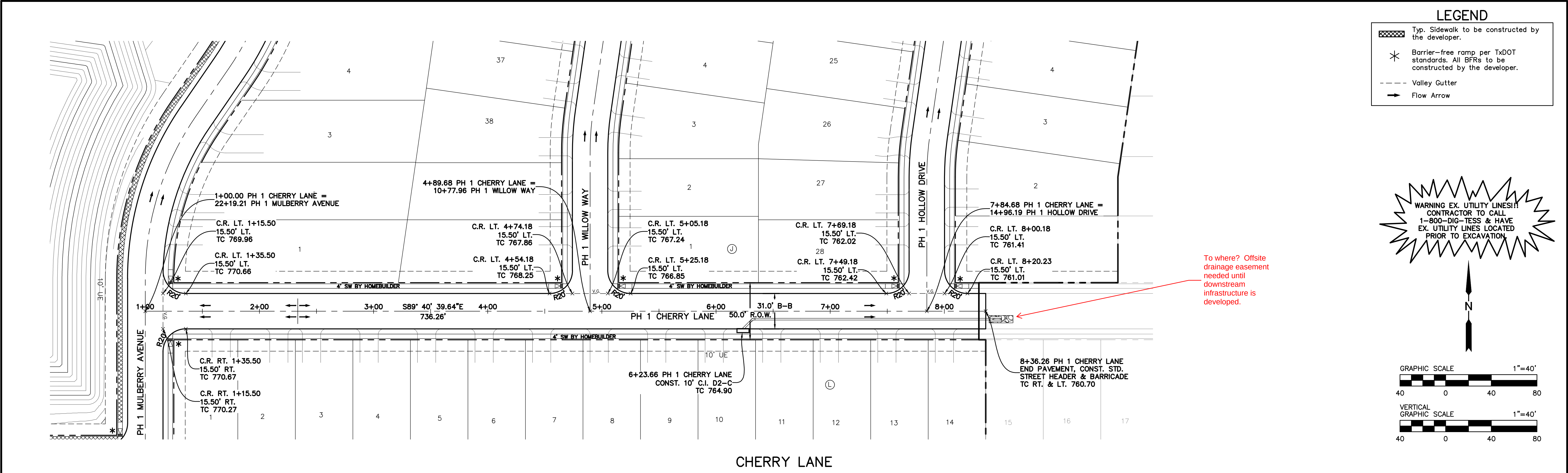


2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

OVERALL PAVING PLAN		PROJECT NO.
		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		1.01



PAVING PLAN & PROFILE		PROJECT NO.
HICKORY DRIVE		BBC010
LONE OAK, PHASE 1		
City of Alvarado, Johnson County, Texas		
		SHEET NO.
		1.02



BENCHMARKS

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DESIGNED BY: ---

DRAWN BY: ---

CHECKED BY: ---

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

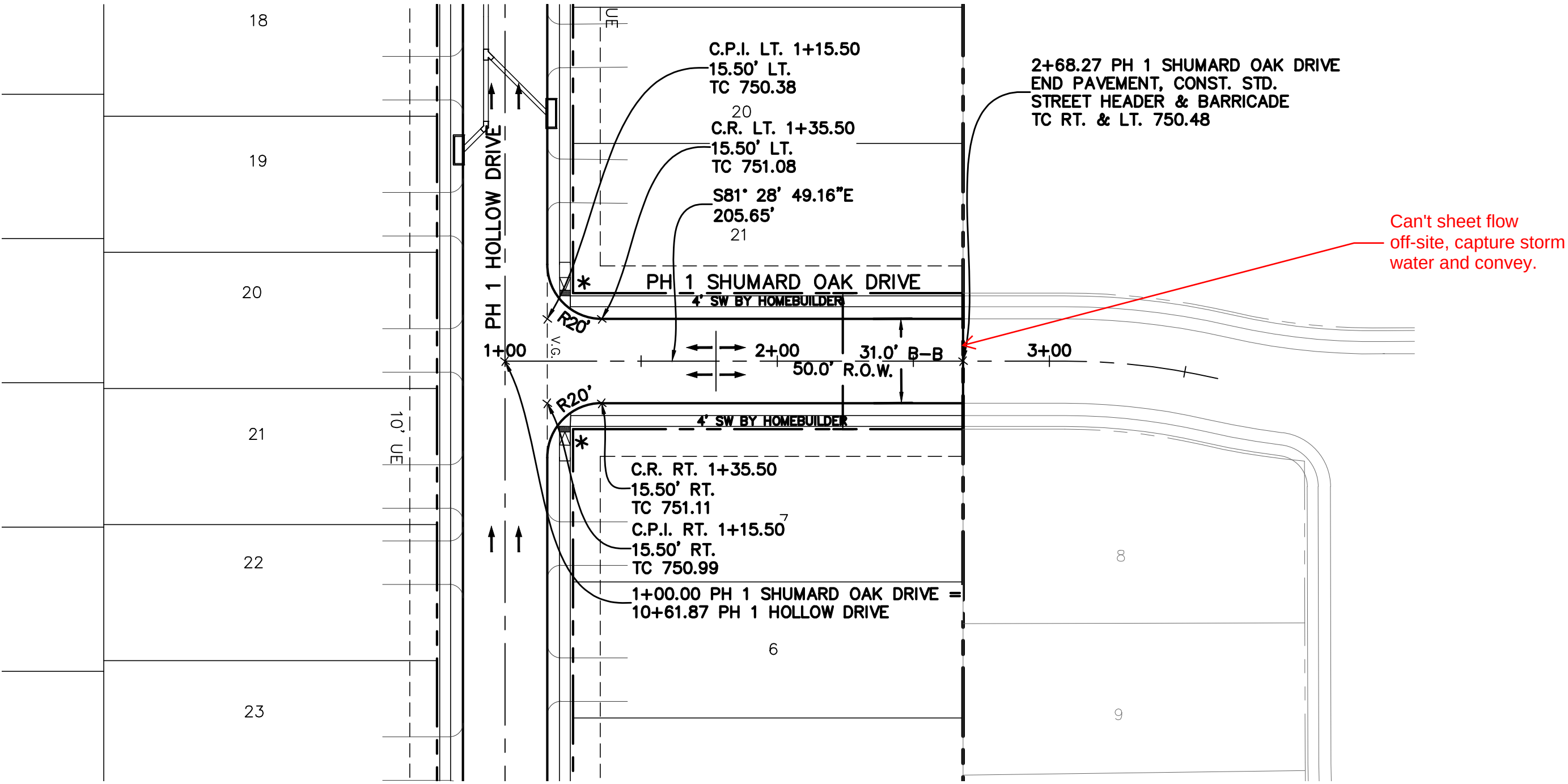
ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE		PROJECT NO.
CHERRY LANE		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		1.21



LEGEND

Typ. Sidewalk to be constructed by the developer.

*

Barrier-free ramp per TxDOT standards. All BFRs to be constructed by the developer.

- - -

Valley Gutter

→

Flow Arrow

WARNING EX. UTILITY LINES!!
CONTRACTOR TO CALL
1-800-DIG-TESS & HAVE
EX. UTILITY LINES LOCATED
PRIOR TO EXCAVATION

N

GRAPHIC SCALE

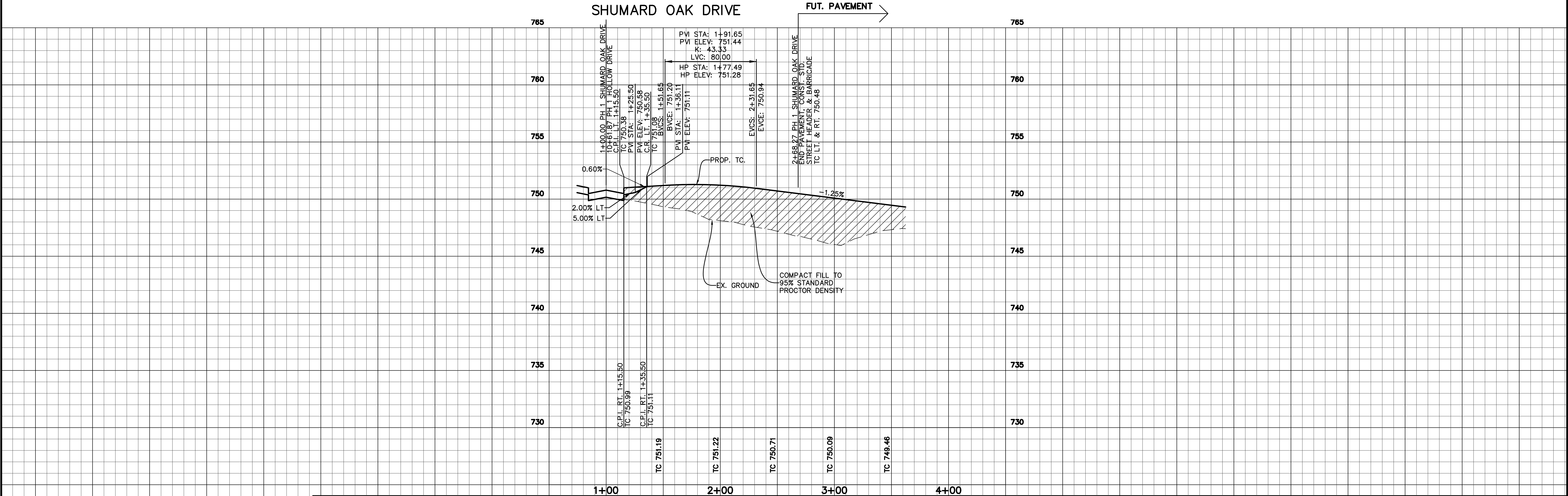
1"=40'

40 0 40 80

VERTICAL GRAPHIC SCALE

1"=40'

40 0 40 80



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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS

DESIGNED BY:

DRAWN BY:

CHECKED BY:

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

SHUMARD OAK DRIVE

LONE OAK, PHASE 1

City of Alvarado, Johnson County, Texas

PROJECT NO.
BBC010

SHEET NO.
1.22

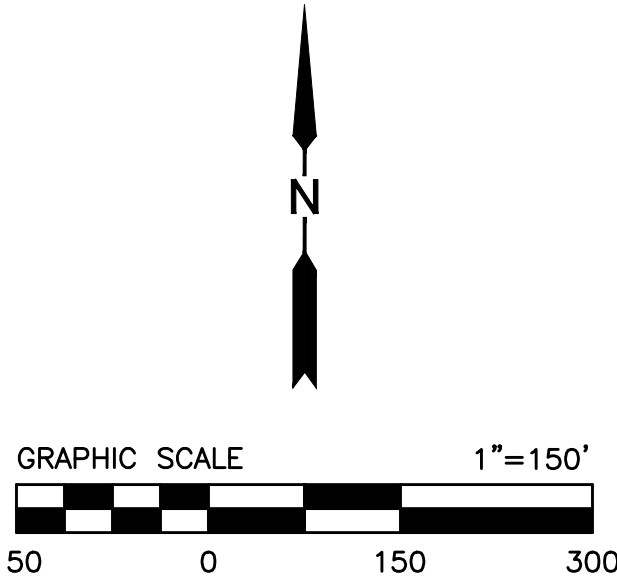


Easements needed for off-site grading activities outside of platted area that phase one will be dependent on to convey storm water.

Mass grading for future phases may not alter drainage patterns without storm design or cause adverse impacts on adjacent properties.

Any mass grading for future phases allowed by the City does not imply approval of lot configuration, grade or design of any sort. Modifications to grades due to revisions during full construction plan review are at the risk of the developer.

Show actual grades and contours for the proposed mass grading.



BENCHMARKS					
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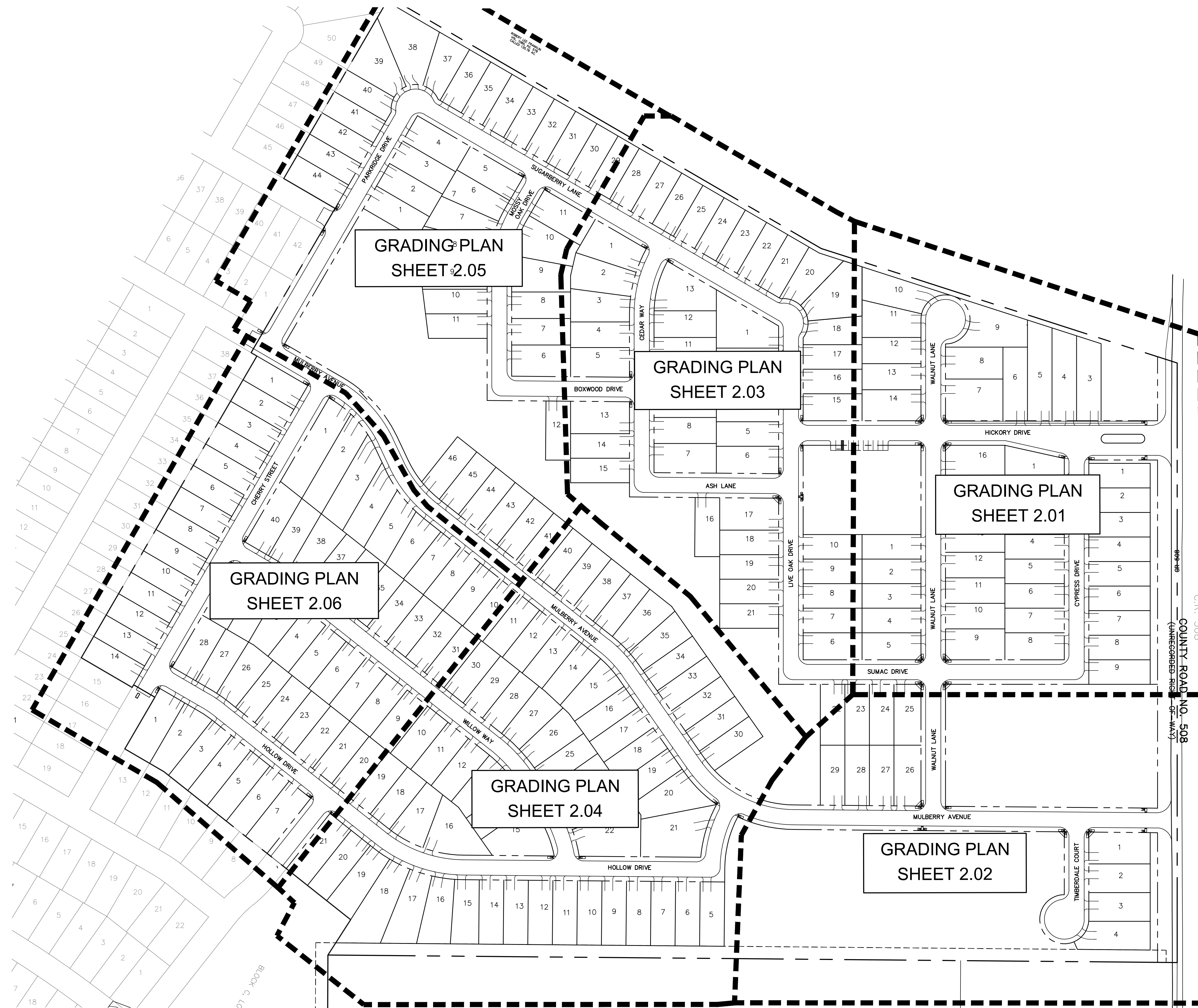
DESIGNED BY:	---
DRAWN BY:	---
CHECKED BY:	---
PRELIMINARY FOR REVIEW ONLY	
NOT FOR CONSTRUCTION OR PERMIT PURPOSES	
ENGINEER: Chris Wall, P.E.	
P.E. No.	123372
Date:	03-25-2024

JBI

PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

OVERALL PAVING PLAN		PROJECT NO.
PHASE 2 MASS GRADING		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		1.23



BENCHMARKS

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY: ---	PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES
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CHECKED BY: ---	

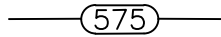
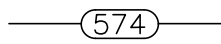
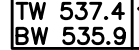
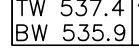
ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024



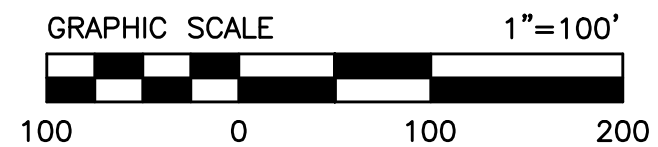
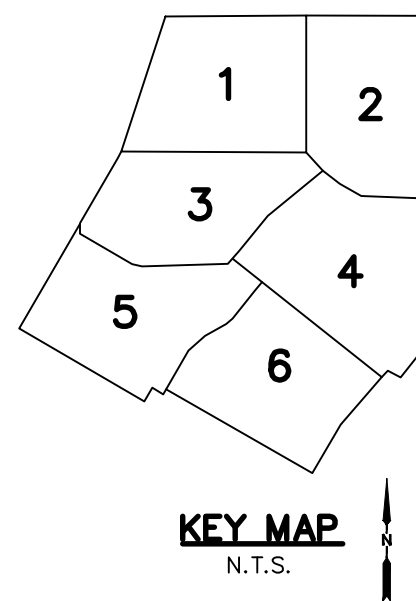
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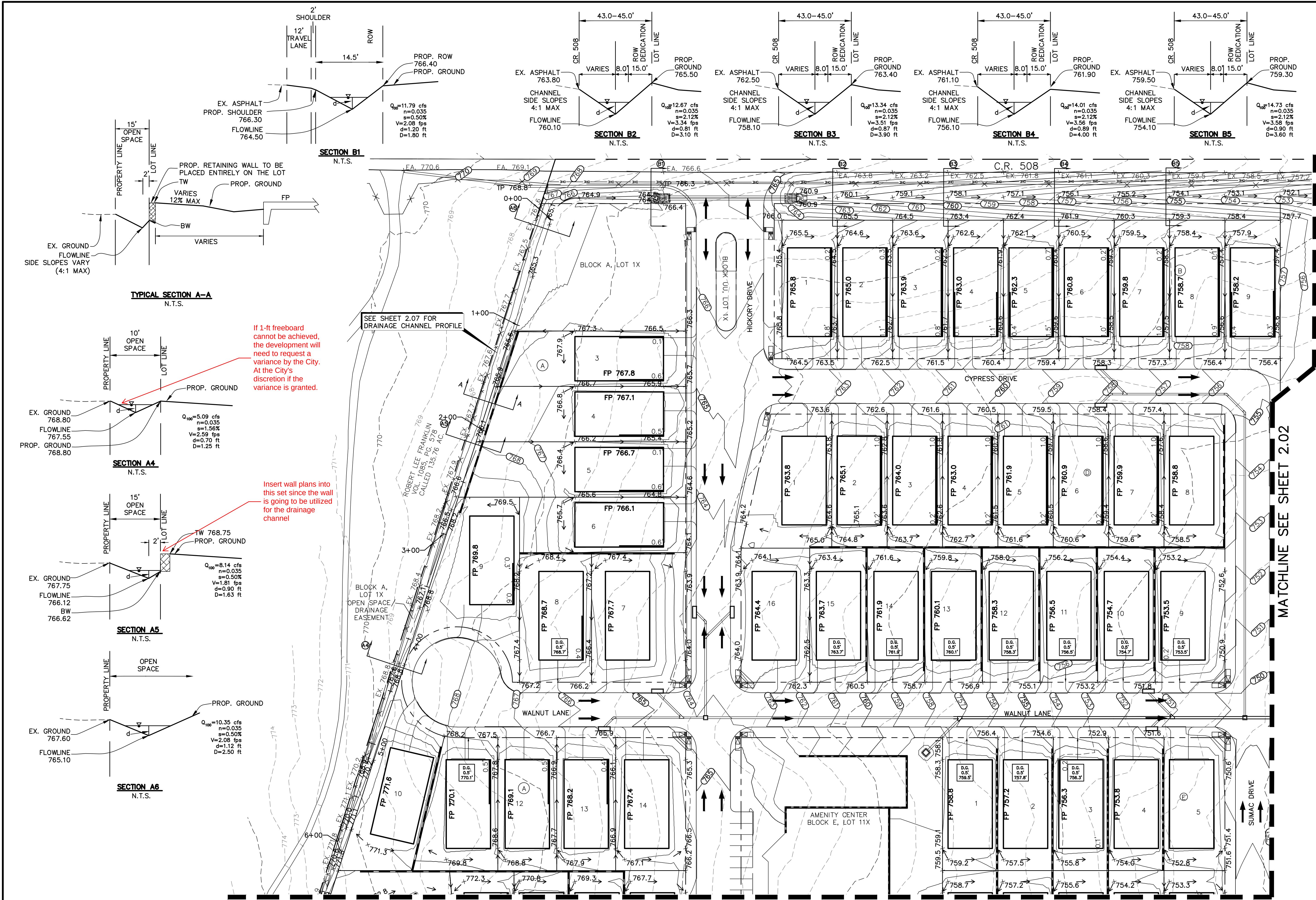
GRADING PLAN	PROJECT NO.
OVERALL GRADING PLAN	BBC010
LONE OAK, PHASE 1	SHEET NO.
City of Alvarado, Johnson County, Texas	2.00

LEGEND

FP 570.5	FINISHED PAD ELEVATION
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
x570.5	PROPOSED GROUND
— 575 —	EXISTING MAJOR CONTOUR
— 574 —	EXISTING MINOR CONTOUR
x EX. 570.5	EXISTING GROUND
	PROP. STORM DRAINAGE FLOW
	PROP. DRAINAGE FLOW DIRECTION
	PROP. RETAINING WALL
	ELEVATION OF GROUND AT TOP OF WALL / LOW SIDE OF WALL
	ELEVATION OF GROUND AT TOP OF WALL / LOW SIDE OF FUTURE WALL
	DROP GARAGE DROP GARAGE DELTA DROP GARAGE ELEVATION AT FACE
	EXPOSED GRADE BEAM—NOT TO EXCEED 18" W/ DESIGN
	INTERIM DIVERSION DIKE/BERM
	INTERIM DIVERSION SWALE

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and assessments are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all office areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right-of-way shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. The contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 2'-4' in height may require a separate permit from the building inspection department, contractor right-of-way retaining walls in height less than 4' shall be designed by an engineer registered in the State of Texas.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JPI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes shall be designed on a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JPI Partners is not responsible for surface or sub-surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish ground conditions shown are for positive drainage purposes only. JPI Partners shall not be responsible for failures associated with soil conditions, settlements, soil slope failures, subsidence, or any other geotechnical condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. Retention ponds will be installed with aerating fountains. Fountains are to be maintained by the homeowners association.





LEGEND

FP 570.5 FINISHED PAD ELEVATION
(575) PROPOSED MAJOR CONTOUR
(574) PROPOSED MINOR CONTOUR
x570.5 PROPOSED GROUND
- 575 - - EXISTING MAJOR CONTOUR
- 574 - - EXISTING MINOR CONTOUR
x EX. 570.5 EXISTING GROUND

← PROP. STORM DRAINAGE FLOW
← PROP. DRAINAGE FLOW DIRECTION

— PROP. RETAINING WALL

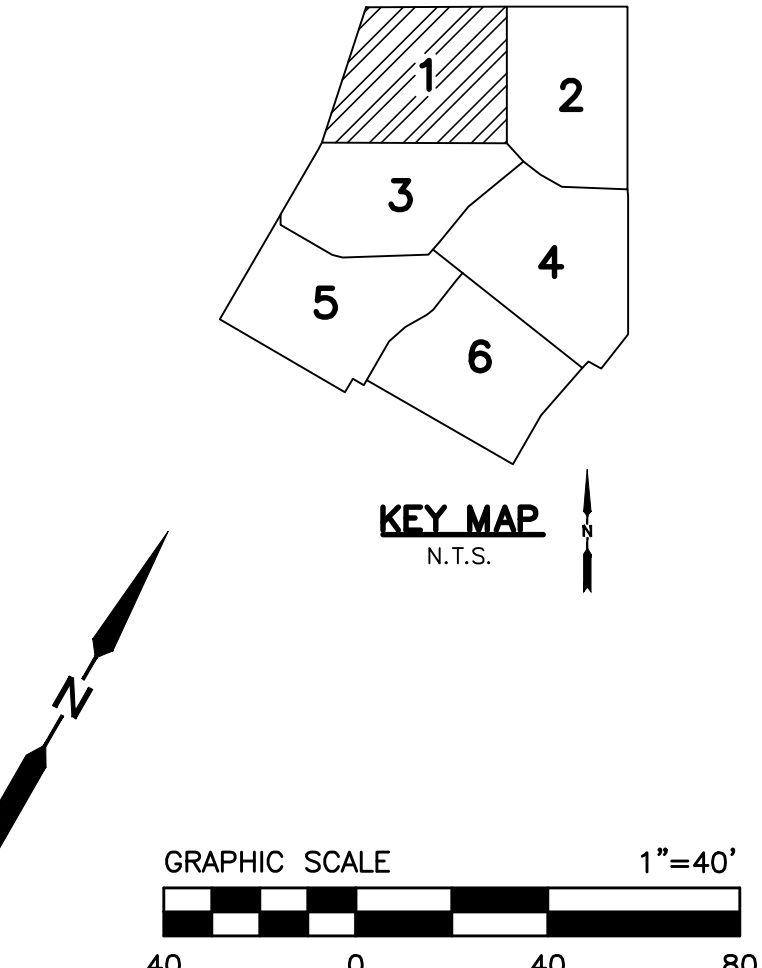
TW 537.4
BW 535.9 ELEVATION OF GROUND AT TOP OF WALL / LOW SIDE OF WALL
TW 537.4
BW 535.9 ELEVATION OF GROUND AT TOP OF WALL / LOW SIDE OF FUTURE WALL

D.G.
X.X' DROP GARAGE
X.X' DROP GARAGE DELTA
XXX.X' DROP GARAGE ELEVATION AT FACE

1.5 EXPOSED GRADE BEAM-NOT TO EXCEED 18" W/ DESIGN

INTERIM DIVERSION DIKE/BERM
INTERIM DIVERSION SWALE

- GRADING NOTES**
- Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
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BENCHMARKS

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY: PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

DRAWN BY:

CHECKED BY: ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN	PROJECT NO.
SHEET 1 OF 6	BBC010
LONE OAK, PHASE 1	SHEET NO.
City of Alvarado, Johnson County, Texas	2.01

MATCHLINE SEE SHEET 2.01

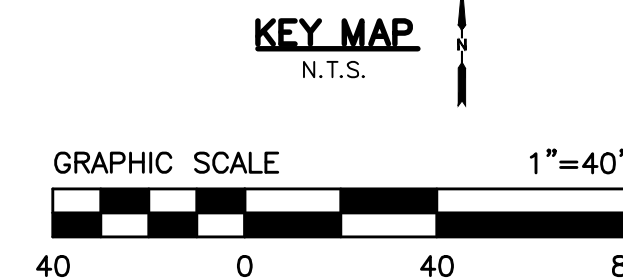
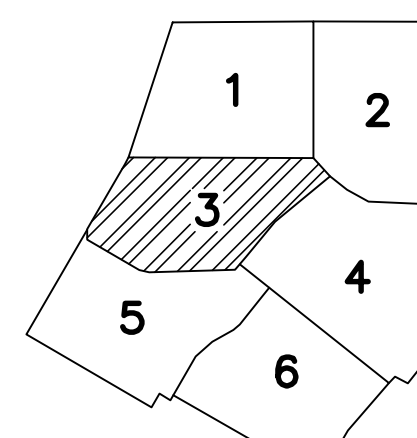
LEGEND

- FP 570.5 FINISHED PAD ELEVATION
575 PROPOSED MAJOR CONTOUR
574 PROPOSED MINOR CONTOUR
x570.5 PROPOSED GROUND
575 EXISTING MAJOR CONTOUR
574 EXISTING MINOR CONTOUR
xEX. 570.5 EXISTING GROUND
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PROP. DRAINAGE FLOW DIRECTION
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INTERIM DIVERSION SWALE

GRADING NOTES

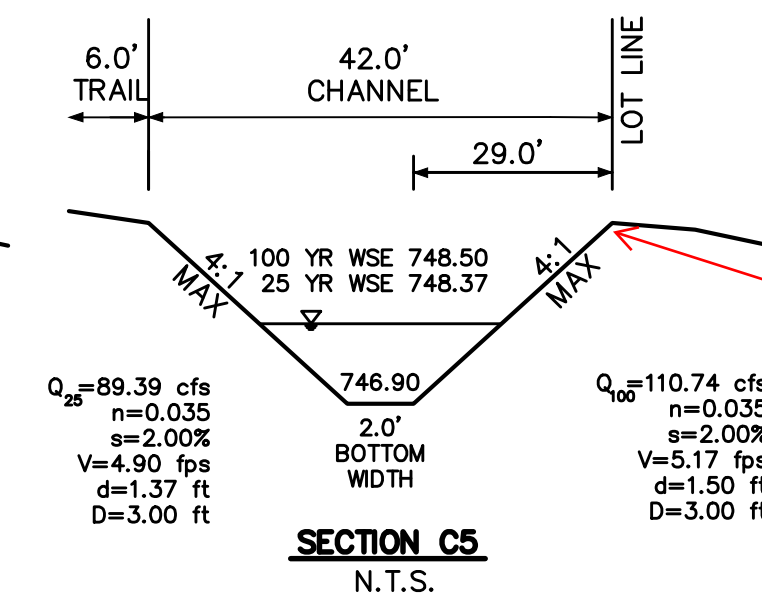
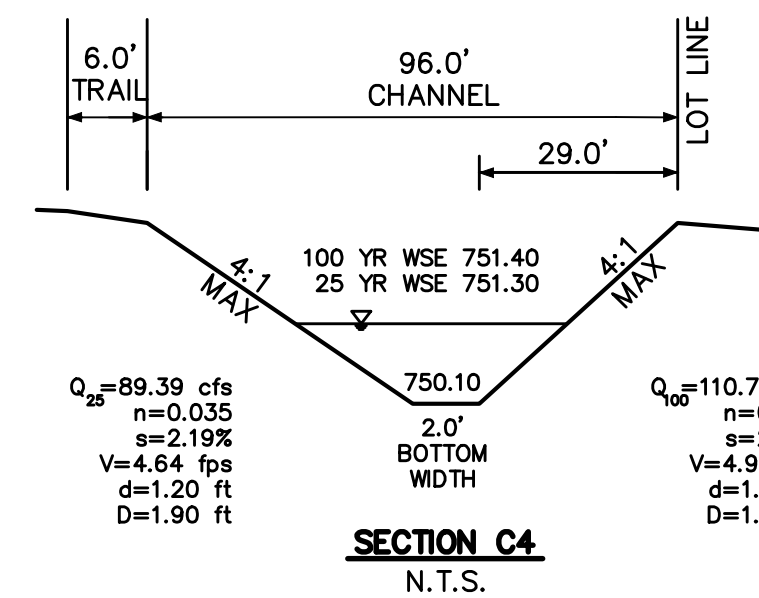
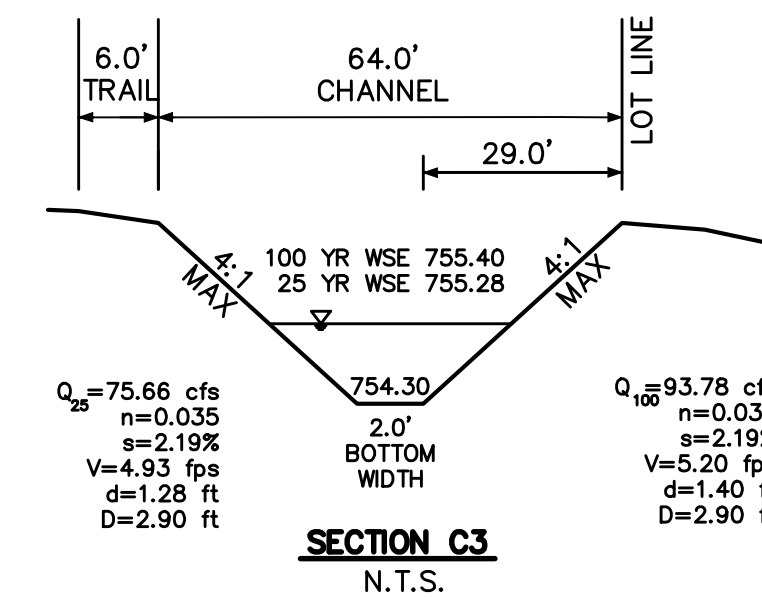
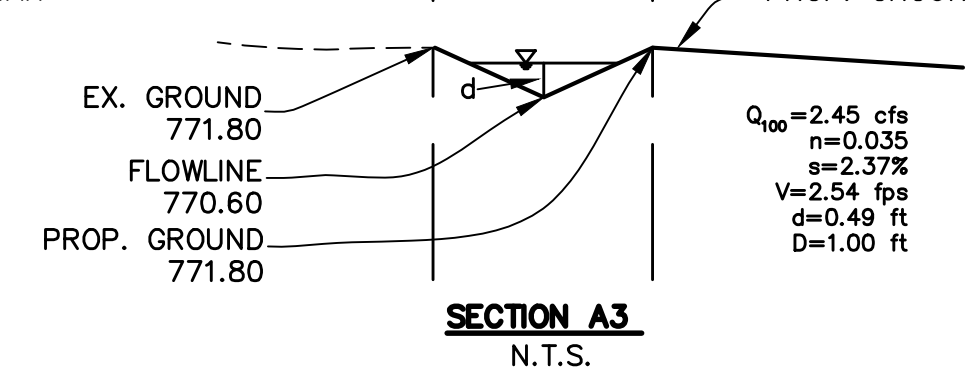
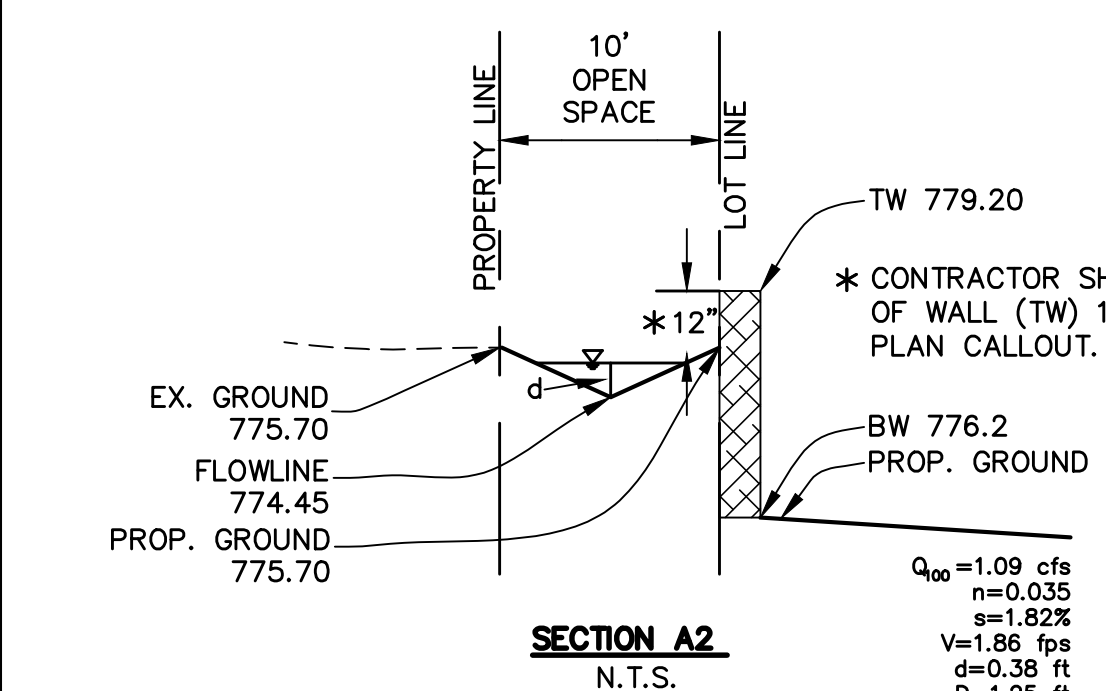
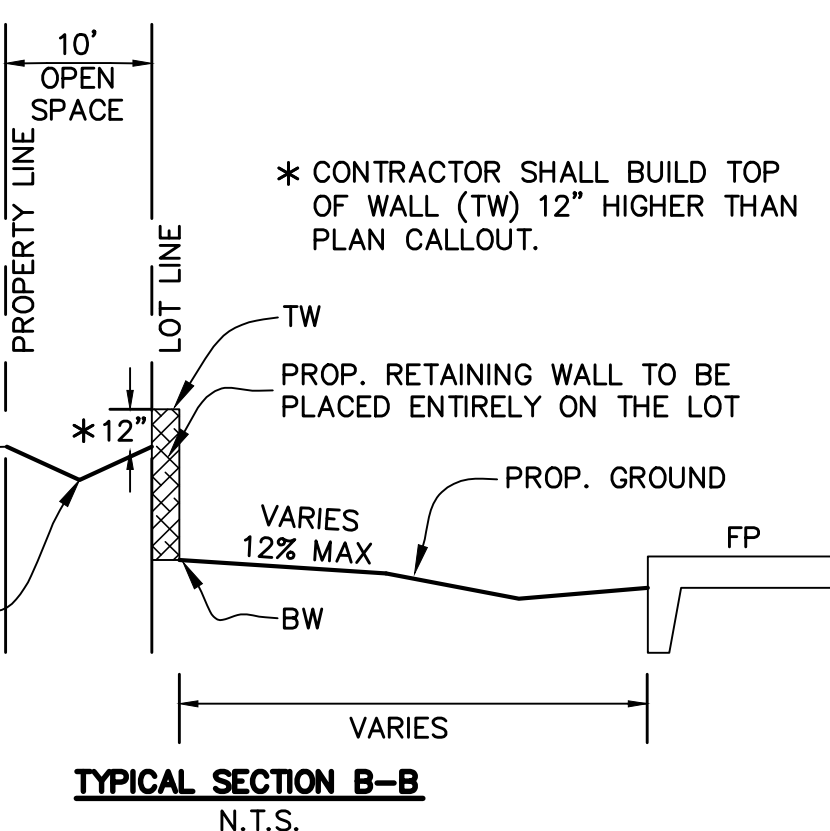
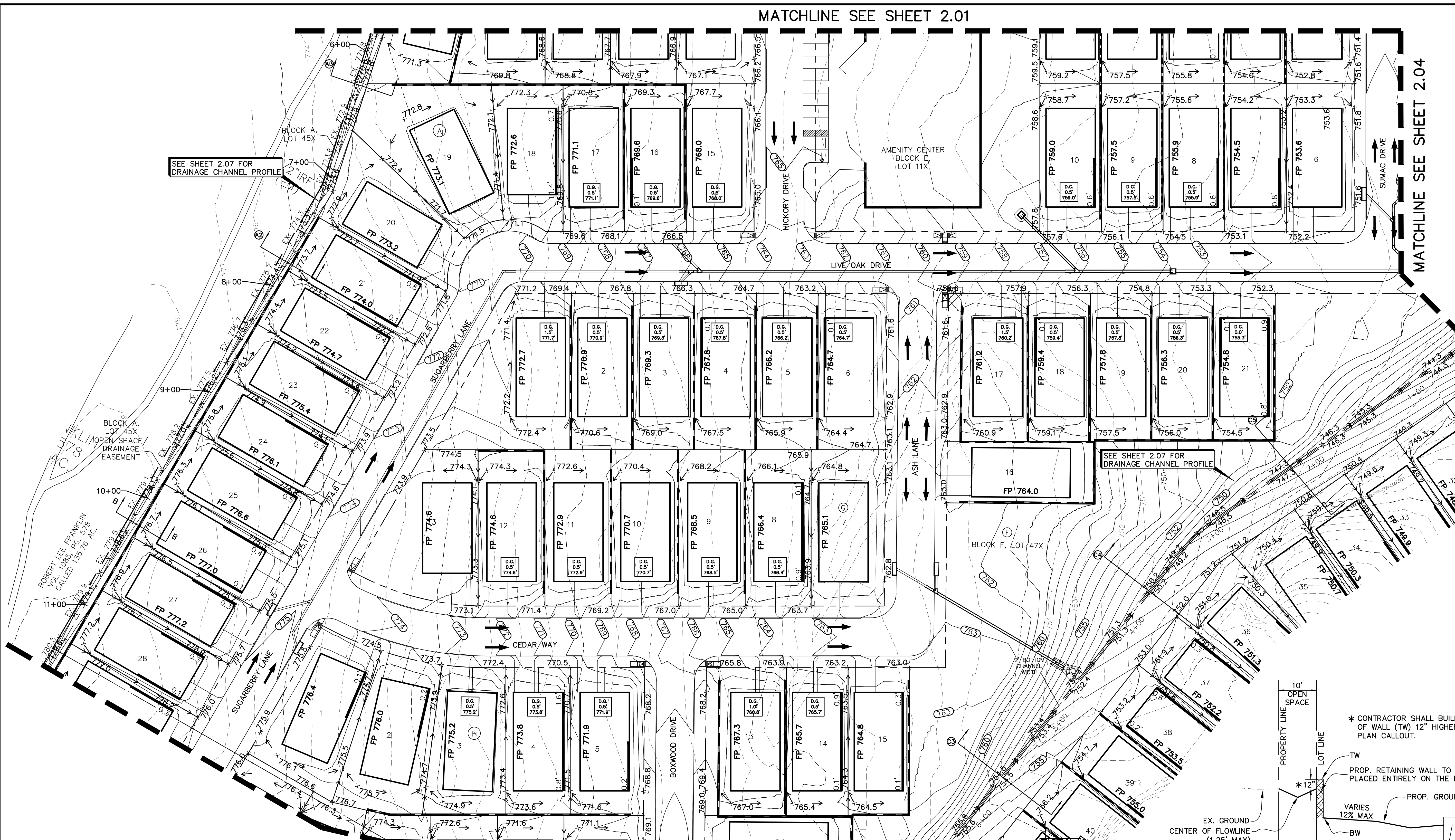
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NOTE:
FOR WALL ELEVATIONS
SEE SHEET 2.10



MATCHLINE SEE SHEET 2.04

MATCHLINE SEE SHEET 2.05



List elevations (typ.)

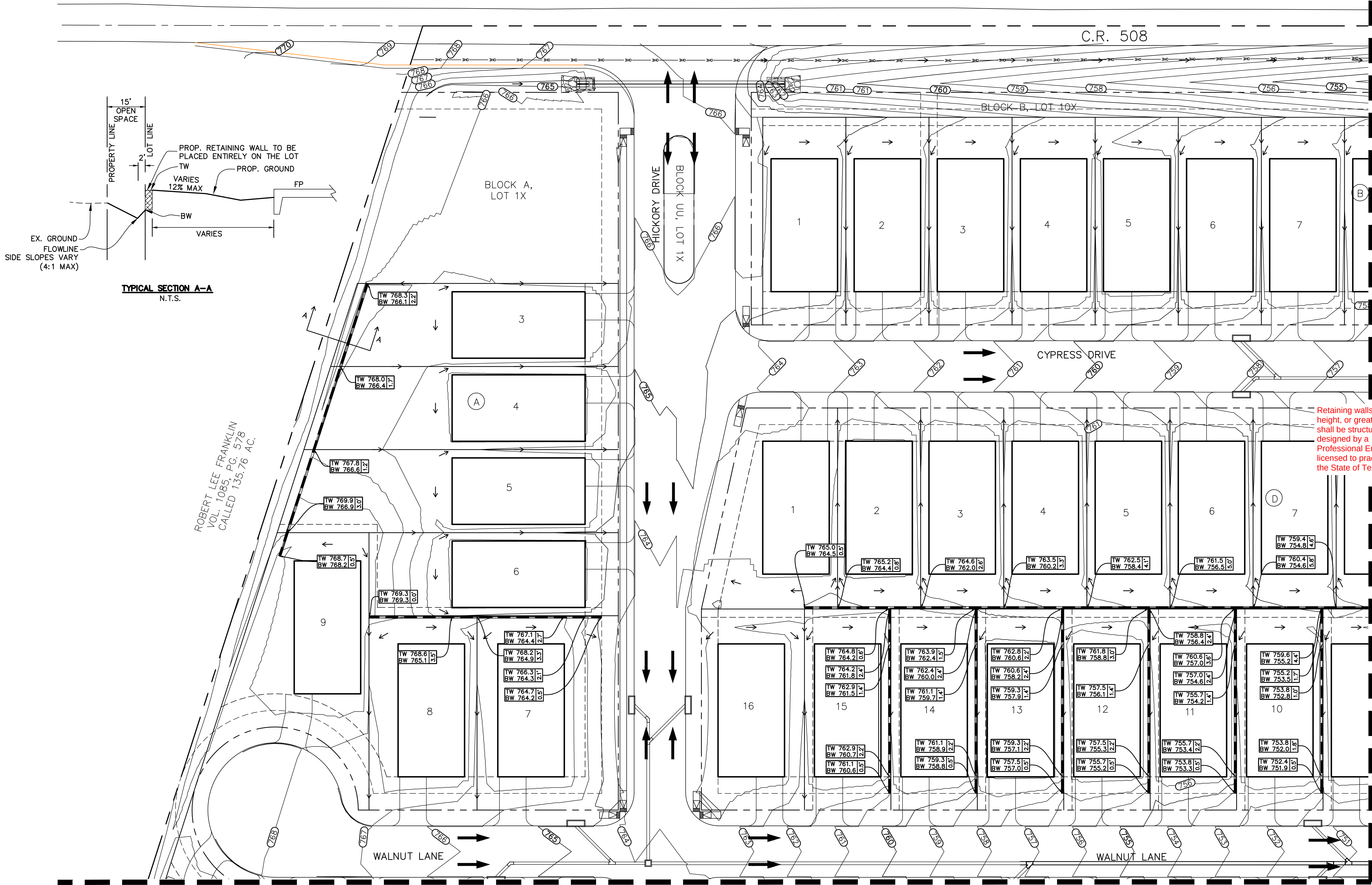
BENCHMARKS
BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in front of residence located at 1317 County Road No. 607, approximately 300 feet northwest of County Road No. 505. ELEVATION = 707.20'
BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract. ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY: PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES
DRAWN BY:
ENGINEER: Chris Wall, P.E.
CHECKED BY:
P.E. No. 123372 Date: 03-25-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

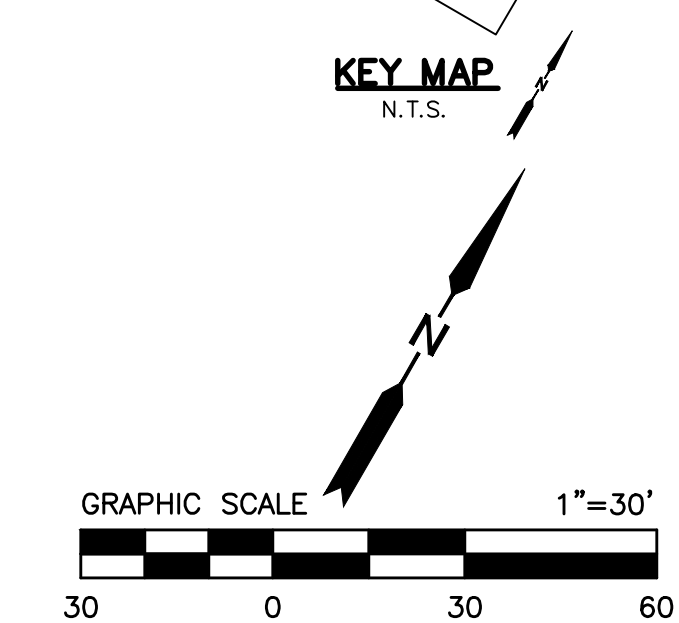
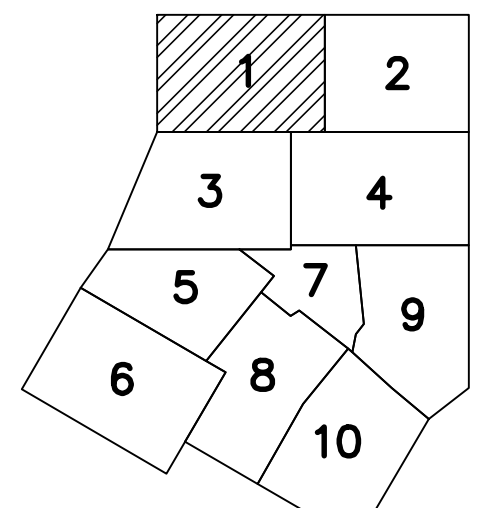
GRADING PLAN SHEET 3 OF 6 LONE OAK, PHASE 1 City of Alvarado, Johnson County, Texas	PROJECT NO. BBC010 SHEET NO. 2.03
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LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROP. STORM DRAINAGE FLOW
- PROP. DRAINAGE FLOW DIRECTION
- PROP. RETAINING WALL
- ELEVATION OF GROUND AT TOP OF WALL / LOW SIDE OF WALL
- ELEVATION OF GROUND AT TOP OF WALL / LOW SIDE OF FUTURE WALL

- GRADING NOTES**
- Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
 - Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and easements are provided.
 - Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
 - The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
 - Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right-of-ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
 - The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
 - Retaining walls 2'-4' in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 4' in height must be designed by an engineer registered in the State of Texas.
 - Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
 - Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
 - JBI Partners is not responsible for surface or sub-surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
 - The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.



BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in front of residence located at 1317 County Road No. 607, approximately 300 feet northwest of County Road No. 505. ELEVATION = 707.20'

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY: PRELIMINARY FOR REVIEW ONLY

DRAWN BY: NOT FOR CONSTRUCTION OR PERMIT PURPOSES

CHECKED BY: ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024

JBIPARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

RETAINING WALL PLAN

SHEET 1 OF 10

LONE OAK, PHASE 1

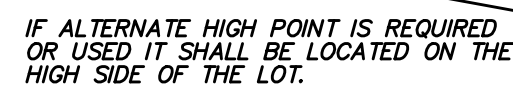
City of Alvarado, Johnson County, Texas

PROJECT NO. BBC010

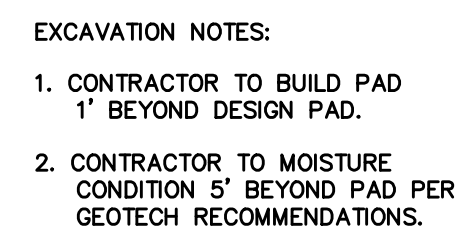
SHEET NO. 2.08



TYPICAL GRADING CROSS SECTION
N.T.S.



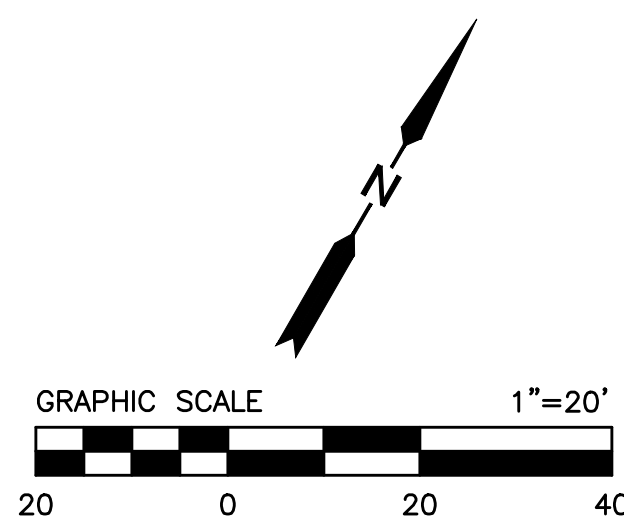
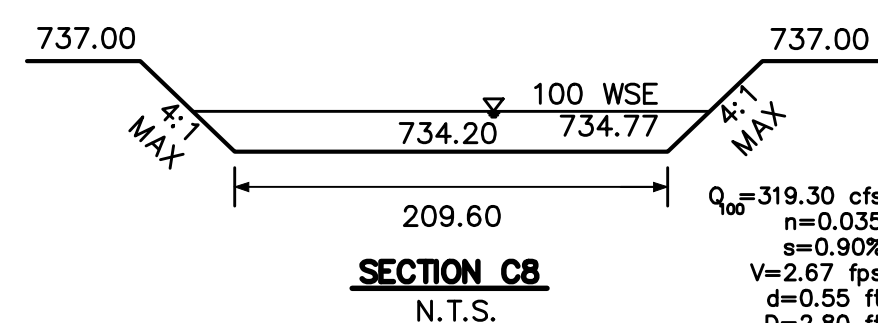
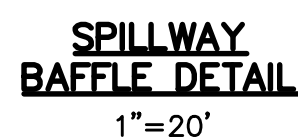
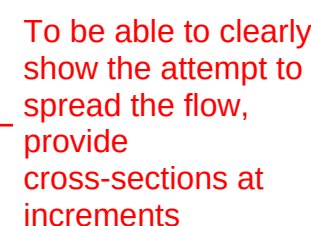
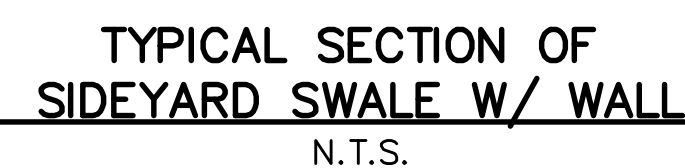
LOT GRADING TYPE A



1. Storm water pollution prevention plan (SWPPP) will be completely implemented prior to any grading work.
2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and assessments are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all off-site areas.
5. Specifications for construction and testing for excavation and filling in private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right-of-ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall govern. The contractor is responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing agency. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 2'-4' in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 4' in height must be designed by an engineer registered in the State of Texas.
8. Retaining walls & gabion walls shown on this plan are for retaining elevation of existing ground. Structural engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All retaining walls designed with a horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub-surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grading conditions shall be for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the existing water mains and sewer lines and the construction of any improvements affecting the retaining walls.
12. Retention ponds will be installed with aerating fountains. Fountains are to be maintained by the homeowners



TYPICAL SECTION OF SIDEYARD
SWALE W/ DROPPED GRADE BEAM.
N.T.S.



BENCHMARKS

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:	---
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PRELIMINARY
FOR REVIEW ONLY
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ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING DETAILS

PROJECT	NO.
---------	-----

BBC010

LONE OAK, PHASE 1

SHEET NO.

City of Alvarado, Johnson County, Texas

2.25

DRAINAGE AREAS

Basin ID	Area	Runoff Coefficient	Time of Concentration	25-Year Intensity	25-Year Runoff	100-Year Intensity	100-Year Runoff
	A	C	Tc	I	Q	I	Q
	(acres)	-	(min)	(in/hr)	(cfs)	(in/hr)2	(cfs)2
A1-A	0.99	0.65	15	6.42	4.13	7.93	5.10
A1-B	1.17	0.65	15	6.42	4.88	7.93	6.03
A2-AN	1.33	0.65	15	6.42	5.55	7.93	6.86
A2-AS	0.4	0.65	15	6.42	1.67	7.93	2.06
A2-BN	0.22	0.65	15	6.42	0.92	7.93	1.13
A2-BS	0.15	0.65	15	6.42	0.63	7.93	0.77
A2-C	0.49	0.65	15	6.42	2.04	7.93	2.53
A2-D	0.68	0.65	15	6.42	2.84	7.93	3.51
A2-E	1.18	0.65	15	6.42	4.92	7.93	6.08
A2-F	1.09	0.65	15	6.42	4.55	7.93	5.62
A2-G	1.66	0.65	15	6.42	6.93	7.93	8.96
A2-H	2.4	0.90	15	6.42	13.87	7.93	17.13
A3-A	0.81	0.65	15	6.42	3.38	7.93	4.18
A3-B	0.67	0.65	15	6.42	2.80	7.93	3.45
A4-AN	0.95	0.65	15	6.42	3.96	7.93	4.90
A4-AS	0.17	0.65	15	6.42	0.71	7.93	0.88
CUL-01A	4.35	0.30	15	6.42	8.38	7.93	10.35
CUL-01B	0.28	0.65	15	6.42	1.17	7.93	1.44
CUL-01C	1.00	0.65	15	6.42	4.17	7.93	5.15
UD-01	0.37	0.65	15	6.42	1.54	7.93	1.91
Basin A Total	20.36				79.04		97.63
B1-A	1.87	0.65	15	6.42	7.80	7.93	9.64
B1-B	1.65	0.65	15	6.42	6.89	7.93	8.50
B1-C	0.83	0.65	15	6.42	3.46	7.93	4.28
B1-D	1.82	0.65	15	6.42	7.59	7.93	9.38
B2-A	0.23	0.65	15	6.42	0.96	7.93	1.19
B2-B	1.42	0.65	15	6.42	5.93	7.93	7.32
B2-C	1.70	0.65	15	6.42	7.09	7.93	8.76
B2-D	1.78	0.65	15	6.42	7.43	7.93	9.18
B2-E	1.24	0.65	15	6.42	5.17	7.93	6.39
B2-FE	1.61	0.65	15	6.42	6.72	7.93	8.30
B2-FW	0.05	0.65	15	6.42	0.21	7.93	0.26
B2-GE	0.92	0.65	15	6.42	3.84	7.93	4.74
B2-GW	1.34	0.65	15	6.42	5.59	7.93	6.91
B3-A	1.60	0.65	15	6.42	6.68	7.93	8.25
B3-B	1.24	0.65	15	6.42	5.17	7.93	6.39
B3-C	1.66	0.65	15	6.42	6.93	7.93	8.56
B3-D	1.45	0.65	15	6.42	6.05	7.93	7.47
Basin B Total	22.41				93.52		115.51

Basin ID	Area	Runoff Coefficient	Time of Concentration	25-Year Intensity	25-Year Runoff	100-Year Intensity	100-Year Runoff
	A	C	Tc	I	Q	I	Q
	(acres)	-	(min)	(in/hr)	(cfs)	(in/hr)2	(cfs)2
C1-A	0.45	0.65	15	6.42	1.88	7.93	2.32
C1-B	2.06	0.65	15	6.42	8.60	7.93	10.62
C1-C	0.79	0.65	15	6.42	3.30	7.93	4.07
C1-D	1.94	0.65	15	6.42	8.10	7.93	10.00
C1-E	0.49	0.65	15	6.42	2.04	7.93	2.53
C4-AN	0.06	0.65	15	6.42	0.25	7.93	0.31
C4-AS	1.31	0.65	15	6.42	5.47	7.93	6.75
C4-BN	0.17	0.65	15	6.42	0.71	7.93	0.88
C4-BS	1.80	0.65	15	6.42	7.51	7.93	9.28
C2-AN	0.10	0.65	15	6.42	0.42	7.93	0.52
C2-AS	1.37	0.65	15	6.42	5.72	7.93	7.06
C2-BN	0.12	0.65	15	6.42	0.50	7.93	0.62
C2-BS	1.72	0.65	15	6.42	7.18	7.93	8.87
C3-AN	0.10	0.65	15	6.42	0.42	7.93	0.52
C3-AS	0.98	0.65	15	6.42	4.09	7.93	5.05
C3-BN	0.18	0.65	15	6.42	0.75	7.93	0.93
C3-BS	1.70	0.65	15	6.42	7.09	7.93	8.76
C5-FUT	13.77	0.65	15	6.42	57.46	7.93	70.98
C5-E	0.39	0.65	15	6.42	1.63	7.93	2.01
C5-F	0.99	0.65	15	6.42	4.13	7.93	5.10
C6-FUT	3.27	0.65	15	6.42	13.65	7.93	16.86
C6-EE	0.29	0.65	15	6.42	1.21	7.93	1.49
C6-EW	1.25	0.65	15	6.42	5.22	7.93	6.44
C6-FE	0.11	0.65	15	6.42	0.46	7.93	0.57
C6-FW	0.68	0.65	15	6.42	2.84	7.93	3.51
C6-C	1.40	0.65	15	6.42	5.84	7.93	7.22
C6-D	2.71	0.65	15	6.42	11.31	7.93	13.97
C8-AN	0.34	0.65	15	6.42	1.42	7.93	1.75
C8-AS	0.14	0.65	15	6.42	0.58	7.93	0.72
C8-BN	0.42	0.65	15	6.42	1.75	7.93	2.16
C8-BS	0.16	0.65	15	6.42	0.67	7.93	0.82
C8-W	0.54	0.65	15	6.42	2.25	8.93	3.13
C-CH1	2.74	0.30	15	6.42	5.28	8.93	7.34
C-CH2	0.74	0.30	15	6.42	1.43	8.93	1.98
Basin C Total	45.28				181.13		225.13
D2-A	0.31	0.65	15	6.42	1.29	7.93	1.60
D2-B	1.47	0.65	15	6.42	6.13	7.93	7.58
D2-C	1.39	0.65	15	6.42	5.80	7.93	7.16
Future Basin D Total	3.17				13.23		16.34
POND 1	2.06	1.00	15	6.42	13.23	7.93	16.34
POND 2	0.89	1.00	15	6.42	5.71	7.93	7.06
POND 3	2.56	1.00	15	6.42	16.44	7.93	20.30
POND 4	0.42	1.00	15	6.42	2.70	7.93	3.33
Ponds Total	5.51				35.37		47.02
UD-02	0.36	0.30	15	6.42	0.69	7.93	0.86
UD-03	0.17	0.30	15	6.42	0.33	7.93	0.40
Offsite Total	0.53				1.02		1.26

25-YR DROP INLET CALCULATIONS

Inlet Number	Drainage Area Numbers	Q (c.f.s.)	Inlet Dimensions		Perimeter "P" (ft)	Weir Discharge coeff.	Head "H" (ft)	Maximum Head Allow. (ft)	Type	Capacity of Inlet (c.f.s.)	Q100 Intercepted at Inlet (c.f.s.)
			Length (in)	Width (in)							
A2-H	A2-H	10.02	48"	48"	16.0	3.00	0.50'	1.00'	NCTCOG Drop Inlet	48.00	10.02
A2-C	A2-C	2.04	48"	48"	8.0	3.00	0.50'	1.00'	NCTCOG Drop Inlet	24.00	2.04
C1-E	C1-E	2.04	48"	48"	8.0	3.00	0.50'	1.00'	NCTCOG Drop Inlet	24.00	2.04

NOTE:
EQUATION FROM ISWM TECHNICAL MANUAL FIGURE 1.14.
Q/P=3.0Y²/3

Verify this is the correct size

25-YR CURB INLET CALCULATIONS

Design Point	Inlet No.	Drainage Areas					25-year Intensity (in/hr)	25-year Runoff (cfs)	25-year Carryover Flow (cfs)	25-year Gutter + Carryover Q (cfs)	Sag Inlet Percentage of flow from:		Sag Inlet Split Runoff (cfs)	Cross Over Flow (cfs)	Adjusted Total 25-year Gutter Q (cfs)	Cross Over Target Inlet	"SL" Street Long. Slope (%)	1/2 Street Crown Capacity (cfs)		25-Year Depth of Flow (ft)		25-year Spread of Flow "T" (ft)		Equivalent Cross Slope "Se" (%)	25-year Required Length "L" (ft)	Length provided "L" (ft)	Inlet Efficiency "E"	25-year Captured Flow "Q" (cfs)	25-year Carryover Flow "q" (cfs)	Adjusted Area per Overflow (acres)	Carryover Flow Target Inlet	Comments		
		Area No.	Area (acres)	Runoff "c"	Conc. Time (min.)	Lower Station					Higher Station	Lower Station						Higher Station	28	29	30	31												
1	2	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	26	27	28	29	30	31	36	37	38	39	40	42	43	44	45	
1	A1-A	A1-A	0.99	0.65	15	6.42	4.13		4.13					0.00	4.13			2.08%	12.13		0.22		9.99	13.53%	13.52	10	0.91	3.76	0.37	0.90	A2-G	On Grade		
2	A1-B	A1-B	1.17	0.65	15	6.42	4.88		4.88					0.00	4.88			2.08%	12.13		0.24		10.64	13.00%	14.86	10	0.87	4.23	0.65	1.01	A2-G	On Grade		
3	A2-A	A2-AN & A2-AS	1.73	0.65	15	6.42	7.22		7.22	77%	23%	5.55	1.67	0.00	7.22			1.10%	1.50%	8.82	10.30	0.31	0.29	13.88	13.10	11.23%	3.21	10	1.00	7.22	0.00	1.73	-	Sag
4	A2-B	A2-BN & A2-BS	0.37	0.65	15	6.42	1.54		1.54	59%	41%	0.92	0.63	0.00	1.54			1.10%	1.50%	8.82	10.30	0.17	0.16	7.78	7.34	15.91%	2.14	10	1.00	1.54	0.00	0.37	-	Sag
5	A2-D	A2-D	0.68	0.65	15	6.42	2.84		2.84					0.00	2.84			3.50%		15.74		0.17		7.87	15.42%	12.48	10	0.95	2.68	0.15	0.64	A2-F	On Grade	
6	A2-E	A2-E	1.18	0.65	15	6.42	4.92		4.92					0.00	4.92			3.50%		15.74		0.22		9.68	13.79%	16.82	10	0.80	3.95	0.97	0.95	A2-G	On Grade	
7	A2-F	A2-F	1.09	0.65	15	6.42	4.55	0.15	4.70					0.00	4.70			1.40%		9.95		0.25		11.30	12.48%	13.31	15	1.00	4.70	0.00	1.13	C8-B	On Grade	
8	A2-G	A2-G	1.66	0.65	15	6.42	6.93	1.99	8.92					0.00	8.92			1.40%		9.95		0.32		14.36	10.47%	19.35	20	1.00	8.92	0.00	2.14	C8-B	On Grade	
9	A3-A	A3-A	0.81	0.65	15	6.42	3.38		3.38					0.00	3.38			1.50%		10.30		0.22		9.85	13.65%	11.21	10	0.98	3.32	0.06	0.80	A2-A	On Grade	
10	A3-B	A3-B	0.67	0.65	15	6.42	2.80		2.80					0.00	2.80			1.50%		10.30		0.20		9.18	14.23%	10.09	10	1.00	2.80	0.00	0.67	-	On Grade	
11	A4-A	A4-A	1.12	0.65	15	6.42	4.67		4.67					0.00	4.67			0.50%		5.95		0.30		13.67	10.87%	0.81	10	1.00	4.67	0.00	1.12	-	On Grade	
12	B1-A	B1-A	1.87	0.65	15	6.42	7.80		7.80					0.00	7.80			1.14%		8.98		0.32		14.20	10.56%	17.11	10	0.79	6.20	1.61	1.49	B1-D	On Grade	
13	B1-B	B1-B	1.65	0.65	15	6.42	6.89		6.89					0.00	6.89			1.14%		8.98		0.30		13.55	10.95%	15.89	10	0.83	5.73	1.15	1.37	B1-C	On Grade	
14	B1-C	B1-C	0.83	0.65	15	6.42	3.46	1.61	5.07					0.00	5.07			0.60%		6.52		0.36		15.00	10.12%	13.76	10	0.90	6.24	0.67	1.50	B1-F	On Grade	
15	B1-D	B1-D	1.82	0.65	15	6.42	7.59	1.15	8.75					-1.84	6.91	B1-C		0.60%		6.52		0.36	< 0.36	15.00	10.12%	13.76	10	0.83	6.24	0.67	1.50	B1-E	On Grade	
16	B2-A	B2-A	0.23	0.65	15	6.42	0.96		0.96					0.00	0.96			3.00%		14.57		0.12		5.40	17.61%	6.98	10	1.00	0.96	0.00	0.23	B2-C	On Grade	
17	B2-B	B2-B	1.23	0.65	15	6.42	5.93	1.88	7.81					0.00	7.81			3.00%		14.57		0.26		11.84	12.08%	21.11	10	0.69	5.35	2.46	1.28	B2-D	On Grade	
18	B2-C	B2-C	1.70	0.65	15	6.42	7.09		7.09					0.00	7.09			1.61%		10.67		0.29		12.84	11.39%	17.42	10	0.78	5.57	1.53	1.33	B2-E	On Grade	
19	B2-D	B2-D	1.78	0.65	15	6.42	7.43	2.46	9.89					0.00	9.89			1.61%		10.67		0.32		14.54	10.37%	21.19	10	0.68	6.75	3.13	1.62	B2-F	On Grade	
20	B2-E	B2-E	1.24	0.65	15	6.42	5.17	1.53	6.70					0.00	6.70			0.70%		7.04		0.33		14.69	10.29%	14.09	10	0.89	5.98	0.72	1.43	C8-B	On Grade	
21	B2-F	B2-FE & B2-FW	1.66	0.65	15	6.42	6.93	0.67	7.59	97%	3%	7.37	0.23	4.01	11.61		0.60%	2.00%	6.52	11.90	0.41	0.33	15.00	14.83	10.21%	7.35	10	1.00	11.61	0.00	2.78	-	Sag	
22	B2-G	B2-GE & B2-GW	2.26	0.65	15	6.42	9.43	6.19	15.62	41%	59%	6.36	9.26	-4.01	11.61		0.60%	2.00%	6.52	11.90	0.41	0.33	15.00	14.83	10.21%	7.35	10	1.00	11.61	0.00	2.78	-	Sag	
23	B3-A	B3-A	1.60	0.65	15	6.42	6.68		6.68					0.00	6.68			3.60%		15.96		0.24		10.79	12.87%	20.10	10	0.71	4.74	1.93	1.14	B3-D	On Grade	
24	B3-B	B3-B	1.24	0.65	15	6.42	5.17		5.17					0.00	5.17			3.60%		15.96		0.22		9.81	13.68%	17.41	10	0.75	4.06	1.11	0.97	B3-C	On Grade	
25	B3-C	B3-C	1.66	0.65	15	6.42	6.53	1.93	8.86					-0.85	8.01			0.70%		7.04		0.35		15.00	10.12%	15.33	10	0.89	6.81	1.20	1.63	B1-E	On Grade	
26	B3-D	B3-D	1.45	0.65	15	6.42	6.05	1.11	7.15	0.85	8.01			0.00	8.01			0.70%		7.04		0.31		15.00	10.12%	15.33	10	0.85	6.00	1.20	1.63	B1-C	On Grade	
27	C1-A	C1-A	0.45	0.65	15	6.42	1.88		1.88					0.00	1.88			0.50%		5.95		0.30		13.51	10.97%	10.39	10	1.00	1.88	0.00	0.45	C2-A	On Grade	
28	C1-B	C1-B	2.06	0.65	15	6.42	8.60		8.60					-2.65	5.95	C1-A		0.50%		5.95		0.33		14.97	10.14%	12.22	10	0.95	5.67	0.28	1.96	C1-D	On Grade	
29	C1-C	C1-C	0.79	0.65	15	6.42	3.30		3.30					0.00	3.30			3.10%		14.81		0.19		8.52	14.83%	13.12	10	0.92	3.05	0.25	0.73	C1-E	On Grade	
30	C1-D	C1-D	1.94	0.65	15	6.42	8.10	0.28	8.37					0.00	8.37			3.10%		14.81		0.27		12.08	11.91%	22.14	15	0.87	7.28	1.09	1.74	C1-F	On Grade	
31	C4-A	C4-AN & C4-AS	1.37	0.65	15	6.42	5.72	1.09	6.81	4%	96%	0.30	6.51	0.83	7.64	C4-B	0.50%	0.50%	5.95	5.95	0.37	0.37	15.00	15.00	10.12%	3.60	10	1.00	7.64	0.00	1.83	-	Sag	
32	C4-B	C4-BN & C4-BS	1.97	0.65	15	6.42	8.22	0.25	8.47	91%	9%	0.73	7.74	-0.83	7.64	C4-A	0.50%	0.50%	5.95	5.95	0.37	0.37	15.00	15.00	10.12%	3.60	10	1.00	7.64	0.00	1.83	-	Sag	
33	C2-A	C2-AN & C2-AS	1.47	0.65	15	6.42	6.13		6.13	7%	93%	0.42	5.72	0.78	6.91	C2-B	0.50%	0.50%	5.95	5.95	0.35	0.35	15.00	15.00	10.12%	2.92	10	1.00	6.91	0.00	1.66	-	Sag	
34	C2-B	C2-BN & C2-BS	1.84	0.65	15	6.42	7.68	0.01	7.69	7%	93%	0.50	7.19	-0.78	6.91	C2-A	0.50%	0.50%	5.95	5.95	0.35	0.35	15.00	15.00	10.12%	2.92	10	1.00	6.91	0.00	1.66	-	Sag	
35	C3-A	C3-AN & C3-AS	1.08	0.65	15	6.42	4.51		4.51	9%	91%	0.42	4.09	1.67	6.18		0.50%	0.50%	5.95	5.95	0.34	0.34	15.00	15.00	10.12%	2.22	10	1.00	6.18	0.00	1.48	-	Sag	
36	C3-B	C3-BN & C3-BS	1.68	0.65	15	6.42	7.85		7.85	10%	90%	0.75	7.09	-1.67	6.18		0.50%	0.50%	5.95	5.95	0.34	0.34	15.00	15.00	10.12%	2.22	10	1.00	6.18	0.00	1.48	-	Sag	
38	C5-E	C5-E	0.39	0.65	15	6.42	1.63		1.63					0.00	1.63			2.60%		13.57		0.15	0.00	6.76	16.45%	8.69	10	1.00	1.63	0.00	0.39	C2-A	On Grade	
39	C5-F	C5-F	0.99	0.65	15	6.42	4.13		4.13					0.00	4.13			2.60%		13.57		0.21	0.00	9.58	13.88%	14.24	10	0.89	3.66	0.47	0.88	C1-D	On Grade	
41	C6-C	C6-C	5.84	0.65	15	6.42	5.84		5.84					0.00	5.84			0.33%		15.00		0.33	0.00	15.00	16.12%	17.56	10	0.78	1.88	1.86	1.80	B1-E	On Grade	
42	C6-D	C6-D	2.71	0.65	15	6.42	11.31		11.31					0.00	8.58			1.00%		8.41		0.33	0.00	15.00	10.12%	17.56	10	0.78	6.69	1.88	1.60	B1-E	On Grade	
43	C6-E	C6-EE & C6-EW	1.54	0.65	15	6.42	6.43	2.35	8.77	19%	81%	1.65	7.12	0.00	8.77		2.85%	2.00%	14.20	11.90	0.00	0.30	0.00	13.35	11.07%	4.67	10	1.00	8.77	0.00	2.10	-	Sag	
44	C6-F	C6-FE & C6-FW	0.79	0.65	15	6.42	3.30		3.30	14%	86%	0.46	2.84	0.00	3.30		2.85%	2.00%	14.20	11.90	0.00	0.21	0.00	9.25	14.17%	0.49	10	1.00	3.30	0.00	0.79	-	Sag	
45	C8-A	C8-AN & C8-AS	0.48	0.65	15	6.42	2.00		2.00	71%	29%	1.42	0.58	0.00	2.00		0.50%	0.70%	5.95	7.04	0.00	0.21	0.00	10.38	13.21%	1.71	10	1.00	2.00	0.00	0.48	-	Sag	
46	C8-B	C8-BN, C8-BS & C8-BW	1.12	0.65	15	6.42	4.67		4.67	72%	28%	3.38	1.29	0.00	4.67		0.50%	0.70%	5.95	7.04	0.00	0.29	0.00	14.26	10.53%	0.81	10	1.00	4.67	0.00	1.12	-</		

If sizing the storm drain for the 25-yr event (the minimum by FTW iSWM manual) then show the structural overflow at each sag inlet for the remainder of the flood mitigation.

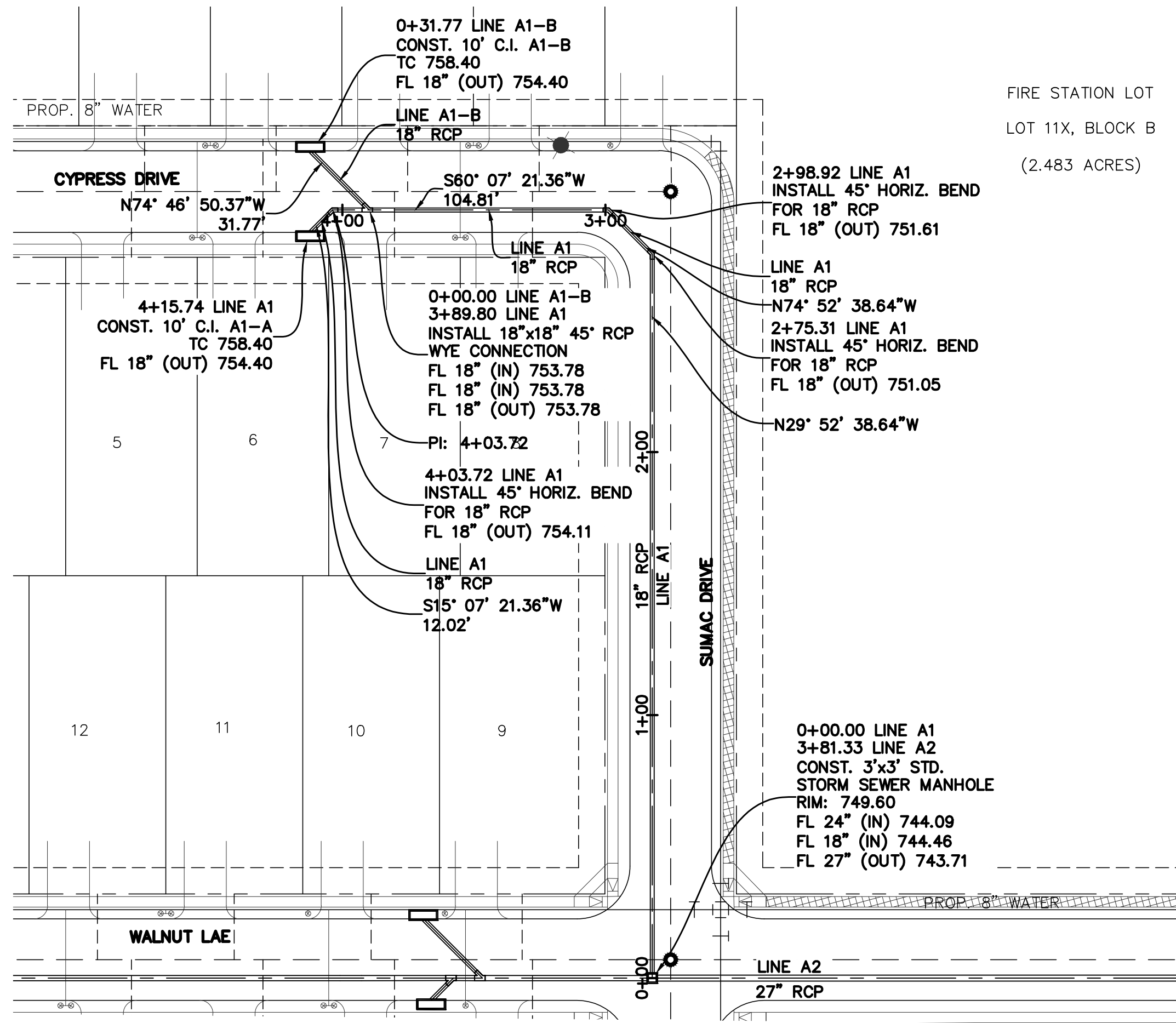
UPSTREAM STATION	DOWNSTREAM STATION	Distance	Drainage Area				Rainfall Intensity					Design Flow			Design Conduit			Friction Losses						Hydraulic Grade		Velocities		Minor Losses									Ground/ HGL Elev	Inlet Freeboard	Storm Line					
			Area No.	Drainage Area "A"	Runoff Coeff. "C" (Weighted "C")	Accumulated "CA"	Design Flood	Inlet Time	Travel Time in Conduit	Time of Concentration	Intensity "I"	Design Runoff	Inlet Bypass	Pipe Discharge	No. of Pipes or Boxes	Span (Box Culvert)	Pipe Diameter (Culvert Rise)	Friction Slope	Manning's n	C=(1.486R ² /3A)/n	Hydraulic Radius "R"= A / P	Perimeter "P"	Area "A"	Friction Loss = Sf x L	Upstream Hydraulic Grade	Downstream Hydraulic Grade	Upstream Velocity V1	Downstream Velocity V2	Upstream Velocity Head (V ² /2g)	Downstream Velocity Head (V ² /2g)	Head loss Coeffs. K _J , K _C , K _e	Junction Losses (Manhole or Inlet) (KV ² /2g)	Junction Losses (Wyes) (V1 ² +2/2g) - K _J (V2 ² /2g)	Bend Losses (KbV _c ² /2g)	Transition Losses K _J (V ² /2g)	Junction Type	Inlet TC or FG Elevation							
sta	sta	ft		acres		acres	yrs	min	min	min	(inches/hr)	cfs	cfs	cfs		ft	ft / in	ft/ft					ft	ft	ft	ft	fps	fps	ft	ft		ft		ft					ft					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39						
= Partial Flow; Hydraulic Grade Line set to Normal Depth of Pipe																																												
LINE A1																																												
415.74	403.72	12.02	A1-A	0.90	0.65	0.59	25	15	0.09	15.09	6.42	3.76		3.76	1		18	0.0013	0.0130	105.0434	0.3750	4.7124	1.767	0.02	745.91	746.00	2.13	2.13	0.07	0.07	1.25	0.09	-	-	-	-	Inlet	758.40	12.40	A1-A				
403.72	389.80	13.92	Bend		0.65	0.59		15.09	0.11	15.20	6.40	3.76		3.76	1		18	0.0013	0.0130	105.0434	0.3750	4.7124	1.767	0.02	745.87	745.85	2.13	4.51	0.07	0.32	0.35	-	-	0.02	-	45° Bend			Bend					
389.80	298.92	90.88	A1-B	1.01	0.65	1.25		15.20	0.34	15.54	6.38	7.94		7.94	1		18	0.0057	0.0130	105.0434	0.3750	4.7124	1.767	0.52	745.78	745.26	4.51	4.51	0.32	0.32	0.75	-	0.08	-	-	-	45° Wye			A1-B				
298.92	275.31	23.61	Bend		0.65	1.25		15.54	0.09	15.63	6.32	7.94		7.94	1		18	0.0057	0.0130	105.0434	0.3750	4.7124	1.767	0.14	745.15	745.01	4.51	4.51	0.32	0.32	0.35	-	-	0.11	-	-	45° Bend			Bend				
275.31	0.00	275.31	Bend		0.65	1.25		15.63	1.02	16.64	6.31	7.94		7.94	1		18	0.0057	0.0130	105.0434	0.3750	4.7124	1.767	1.57	744.90	743.33	4.51	7.55	0.32	0.89	0.35	-	-	0.11	-	-	45° Bend			Bend				
				1.92																																								
Beginning HGL is from Line A2																																												
LINE A1-B																																												
31.77	0.00	31.77	A1-B	1.01	0.65	0.66	25	15	0.22	15.22	6.42	4.23		4.23	1		18	0.0016	0.0130	105.0434	0.3750	4.7124	1.767	0.05	745.83	746.22	2.40	4.51	0.09	0.32	1.25	0.39	-	-	-	-	Inlet	758.40	12.18	A1-B				
				1.01																																								
Beginning HGL is from Line A1																																												
LINE A2																																												
966.97	954.95	12.02	A2-A	1.73	0.65	1.12	25	15	0.05	15.05	6.42	7.22		7.22	1		18	0.0047	0.0130	105.0434	0.3750	4.7124	1.767	0.06	750.16	750.48	4.09	4.09	0.26	0.26	1.25	0.33	-	-	-	-	Inlet	763.53	13.04	A2-A				
954.95	945.95	9.00	Bend		0.65	1.12		15.05	0.04	15.09	6.41	7.22		7.22	1		18	0.0047	0.0130	105.0434	0.3750	4.7124	1.767	0.04	750.01	749.97	4.09	3.01	0.26	0.14	0.35	-	-	0.09	-	45° Bend			Bend					
945.95	940.95	5.00	Pipe Size Change		0.65	1.12		15.09	0.03	15.11	6.40	7.22		7.22	1		21	0.0021	0.0130	158.4504	0.4375	5.4978	2.405	0.01	749.95	749.94	3.01	3.64	0.14	0.21	0.10	-	-	-	-	0.01	Pipe Size Change			Pipe Size Change				
940.95	868.22	72.73	A2-B	0.37	0.65	1.37		15.11	0.33	15.45	6.40	8.73		8.73	1		21	0.0030	0.0130	158.4504	0.4375	5.4978	2.405	0.22	749.52	749.30	3.64	6.12	0.21	0.58	0.75	-	0.43	-	-	-	-	45° Wye			A2-B			
868.22	644.33	223.89	MH, A3	1.47	0.65	2.32		15.45	0.61	16.06	6.34	14.69		14.69	1		21	0.0086	0.0130	158.4504	0.4375	5.4978	2.405	1.92	748.71	746.79	6.12	4.69	0.58	0.34	1.00	0.58	-	-	-	-	Manhole			MH, A3				
644.33	637.73	6.60	Pipe Size Change		0.65	2.32		16.06	0.02	16.08	6.23	14.69		14.69	1		24	0.0042	0.0130	226.2240	0.5000	6.2832	3.142	0.03	746.76	746.73	4.69	4.69	0.34	0.34	0.10	-	-	-	-	0.03	Pipe Size Change			Pipe Size Change				
637.73	491.81	145.92	PVI		0.65	2.32		16.08	0.52	16.60	6.23	14.69		14.69	1		24	0.0042	0.0130	226.2240	0.5000	6.2832	3.142	0.61	746.63	746.01	4.69	5.17	0.34	0.41	0.10	-	-	-	-	0.10	PVI			PVI				
491.81	456.87	34.94	A2-C	0.49	0.65	2.64		16.60	0.11	16.71	6.14	16.19		16.19	1		24	0.0051	0.0130	226.2240	0.5000	6.2832	3.142	0.18	745.77	745.59	5.17	5.97	0.41	0.55	0.75	-	0.24	-	-	-	45° Wye			A2-C				
456.87	445.87	11.00	A2-D	0.64	0.65	3.05		16.71	0.03	16.74	6.12	18.70		18.70	1		24	0.0068	0.0130	226.2240	0.5000	6.2832	3.142	0.08	745.21	745.13	5.97	7.17	0.55	0.80	0.75	-	0.38	-	-	-	45° Wye			A2-D				
445.87	381.33	64.54	A2-E	0.95	0.65	3.67		16.74	0.15	16.89	6.12	22.45		22.45	1		24	0.0099	0.0130	226.2240	0.5000	6.2832	3.142	0.64	744.85	744.21	7.17	7.55	0.80	0.89	0.75	-	0.29	-	-	-	45° Wye			A2-E				
381.33	177.85	203.48	MH, A1	1.92	0.65	4.91		16.89	0.45	17.34	6.09	29.95		29.95	1		27	0.0094	0.0130	309.7030	0.5625	7.0686	3.976	1.90	743.33	741.42	7.55	7.55	0.89	0.89	1.00	0.89	-	-	-	-	Manhole			MH, A1				
177.85	168.66	9.19	PVI		0.65	4.91		17.34	0.02	17.36	6.02	29.95		29.95	1		27	0.0094	0.0130	309.7030	0.5625	7.0686	3.976	0.09	741.32	741.24	7.55	3.12	0.89	0.15	0.10	-	-	-	-	0.10	PVI			PVI				
168.66	158.66	10.00	Pipe Size Change		0.65	4.91		17.36	0.05	17.41	6.02	29.95		29.95	1		42	0.0009	0.0130	1006.0976	0.8750	10.9956	9.621	0.01	741.18	741.17	3.12	3.54	0.15	0.19	0.35	-	-	-	0.05	Pipe Size Change			Pipe Size Change					
158.66	144.73	13.93	A2-F	1.13	0.65	5.65		17.41	0.07	17.48	6.01	33.95		33.95	1		42	0.0011	0.0130	1006.0976	0.8750	10.9956	9.621	0.02	741.02	741.00	3.54	4.40	0.19	0.30	0.75	-	0.15	-	-	-	45° Wye			A2-F				
144.73	78.84	65.89	A2-G	2.14	0.65	7.04		17.48	0.25	17.73	6.00	42.23		42.23	1		42	0.0018	0.0130	1006.0976	0.8750	10.9956	9.621	0.12	740.79	740.67	4.40	5.34	0.30	0.44	0.75	-	0.22	-	-	-	45° Wye			A2-G				
78.84	21.06	57.78	A2-H	2.40	0.65	8.60		17.73	0.18	17.91	5.96	51.26		51.26	1		42	0.0026	0.0130	1006.0976	0.8750	10.9956	9.621	0.15	740.67	740.52	5.34	0.00	0.44	0.00	0.75	-	0.00	-	-	-	45° Wye			A2-H				
				13.23																																								
Beginning HGL is from 25YR WSEL of Pond 1																																												
LINE A2-H																																												
60.00	0.00	60.00	A2-H	2.40	0.90	2.16	25	15	0.13	15.13	6.42	13.86		13.86	1		18	0.0174	0.0130	105.0434	0.3750	4.7124	1.767	1.04	741.71	740.67	7.86	5.34	0.96	0.44	1.25	0.55	-	-	-	-	Inlet	744.58	2.31	A2-H				
				2.40																																								
Beginning HGL is from Line A2																																												
LINE A2-G																																												
31.77	0.00	31.77	A2-G	2.14	0.65	1.39	25	15	0.10	15.10	6.42	8.91		8.91	1		18	0.0072	0.0130	105.0434	0.3750	4.7124	1.767	0.23	741.01	741.39	5.06	4.40	0.40	0.30	1.25	0.38	-	-	-	-	Inlet	746.11	4.72	A2-G				
				2.14																																								
Beginning HGL is from Line A2																																												
LINE A2-F																																												
12.02	0.00	12.02	A2-F	1.13	0.65	0.73	25	15	0.08	15.08	6.42	4.70		4.70	1		18	0.0020	0.0130	105.0434	0.3750	4.7124	1.767	0.02	741.04	741.29	2.67	3.54	0.11	0.19	1.25	0.24	-	-	-	-	Inlet	746.11	4.82	A2-F				
				1.13																																								
Beginning HGL is from Line A2																																												
LINE A2-E																																												
31.82	0.00	31.82	A2-E	0.95	0.65	0.62	25	15	0.24	15.24	6.42	3.95		3.95	1		18	0.0014	0.0130	105.0434	0.3750	4.7124	1.767	0.05	744.89	745.89	2.24	7.17	0.08	0.80	1.25	1.00	-	-	-	-	Inlet	751.77	5.88	A2-E				
				0.95																																								
Beginning HGL is from Line A2																																												
LINE A2-D																																												
12.02	0.00	12.02	A2-D	0.64	0.65	0.42	25	15	0.13	15.13	6.42	2.68		2.68	1		18	0.0007	0.0130	105.0434	0.3750	4.7124	1.767	0.01	745.22	745.91																		

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in front of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
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ELEVATION = 756.49'

[illegible]



NOTE: CONCRETE COLLAR TO BE INSTALLED AT ALL PVI'S AND PIPE SIZE CHANGES. PER NCTCOG S.T.D

GRAPHIC SCALE 1"=40'

VERTICAL GRAPHIC SCALE 1"=4'

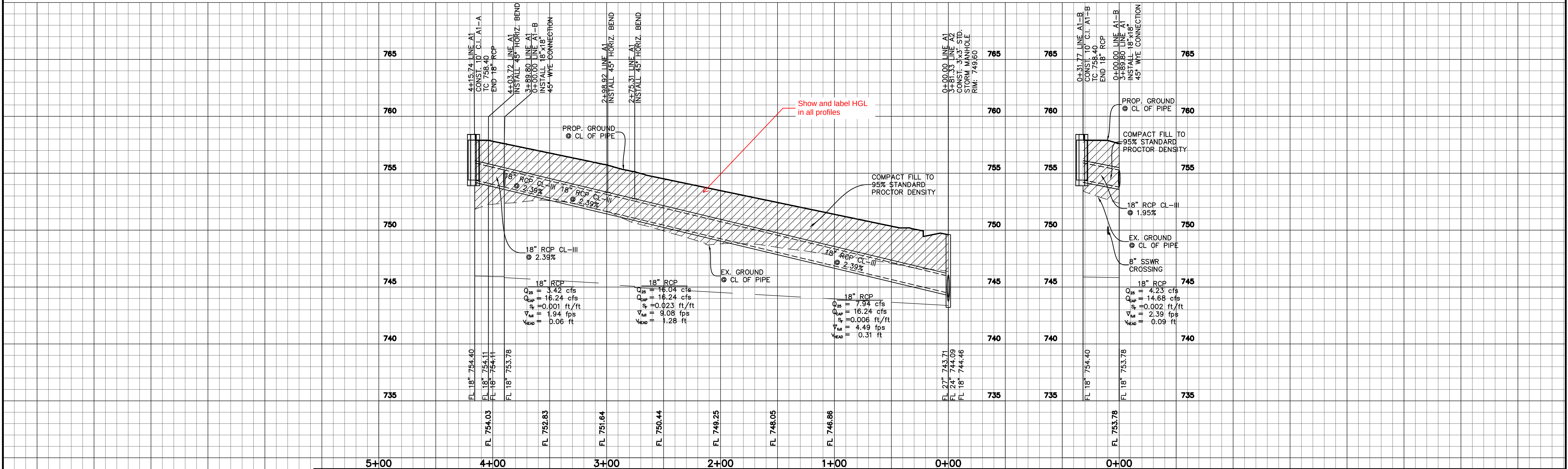
LEGEND

- STORM SEWER
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- WATER LINE & VALVE
- FIRE HYDRANT

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

STM A1

STM A1-B



BENCHMARKS

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY: ---

DRAWN BY: ---

CHECKED BY: ---

PRELIMINARY

FOR REVIEW ONLY

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

LINE A1		PROJECT NO.
STORM SEWER PLAN & PROFILE		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		5.01

MATCHLINE STA. 6+50 SEE SHEET 5.03

MATCHLINE STA. 6+50 SEE SHEET 5.03

STM A2

STM A2-D

STM A2-E

STM A2-F

STM A2-G

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

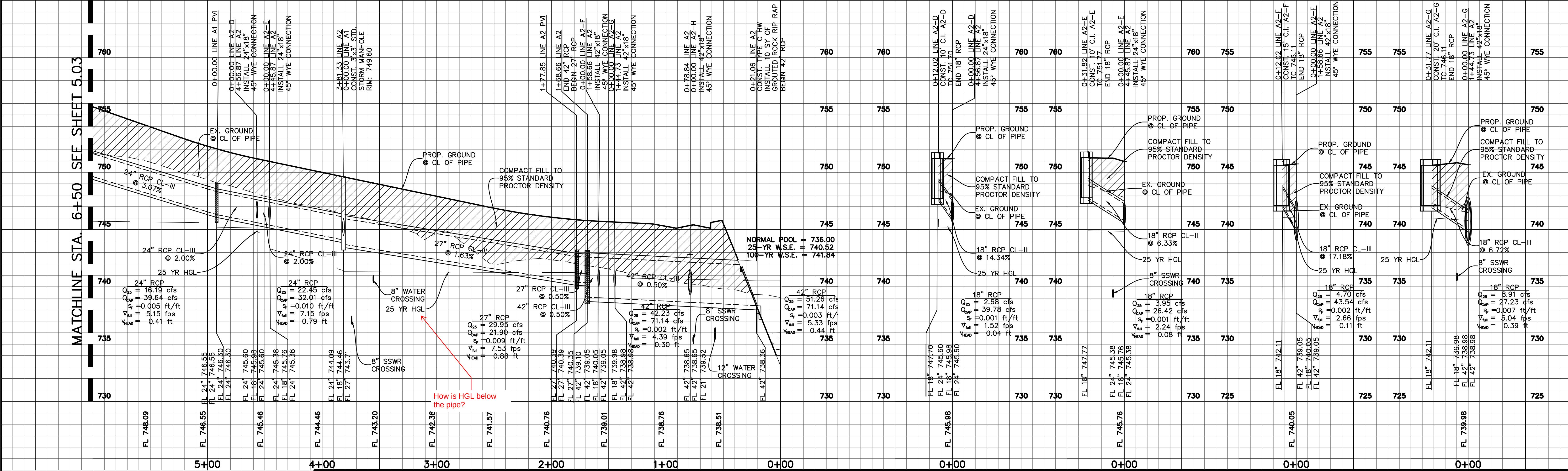
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES
ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PROJECT NO.		BBC010
SHEET NO.		5.02
LINE A2 STA. 0+00 - 6+00		
STORM SEWER PLAN & PROFILE		
LONE OAK, PHASE 1		
City of Alvarado, Johnson County, Texas		

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MATCHLINE STA. 6+50 SEE SHEET 5.03

MATCHLINE STA. 6+50 SEE SHEET 5.03

STM A2

STM A2-D

STM A2-E

STM A2-F

STM A2-G

BENCHMARKS
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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

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P.E. No. 123372 Date: 03-25-2024

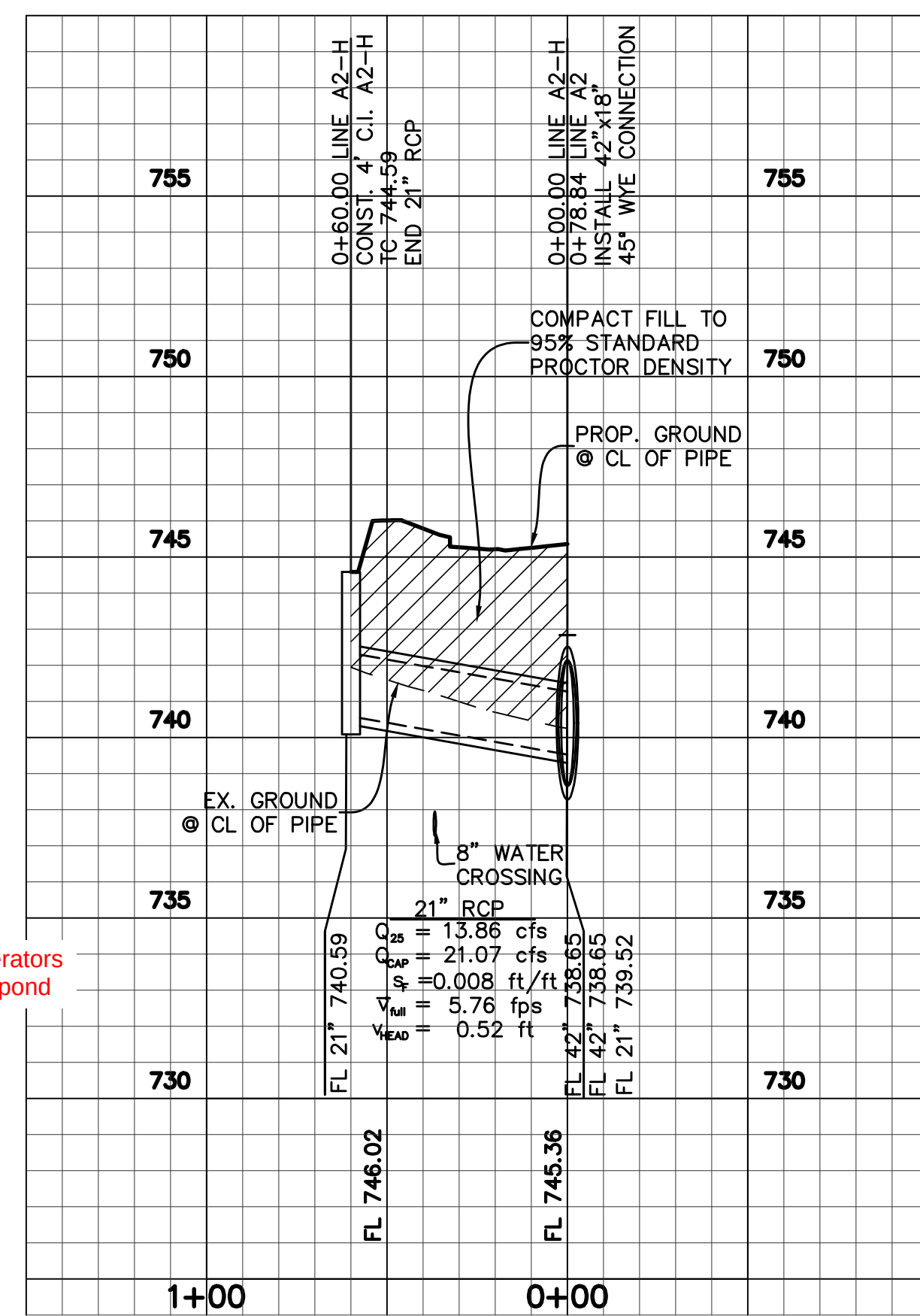


2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

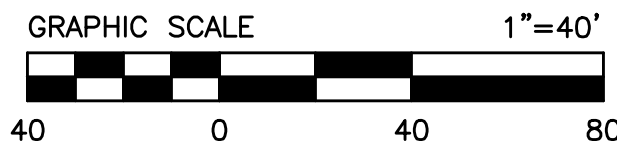
PROJECT NO.		BBC010
SHEET NO.		5.02
LINE A2 STA. 0+00 - 6+00		
STORM SEWER PLAN & PROFILE		
LONE OAK, PHASE 1		
City of Alvarado, Johnson County, Texas		

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STM A2-H



NOTE: CONCRETE COLLAR TO BE INSTALLED AT ALL PVI'S AND PIPE SIZE CHANGES. PER NCTCOG S.T.D



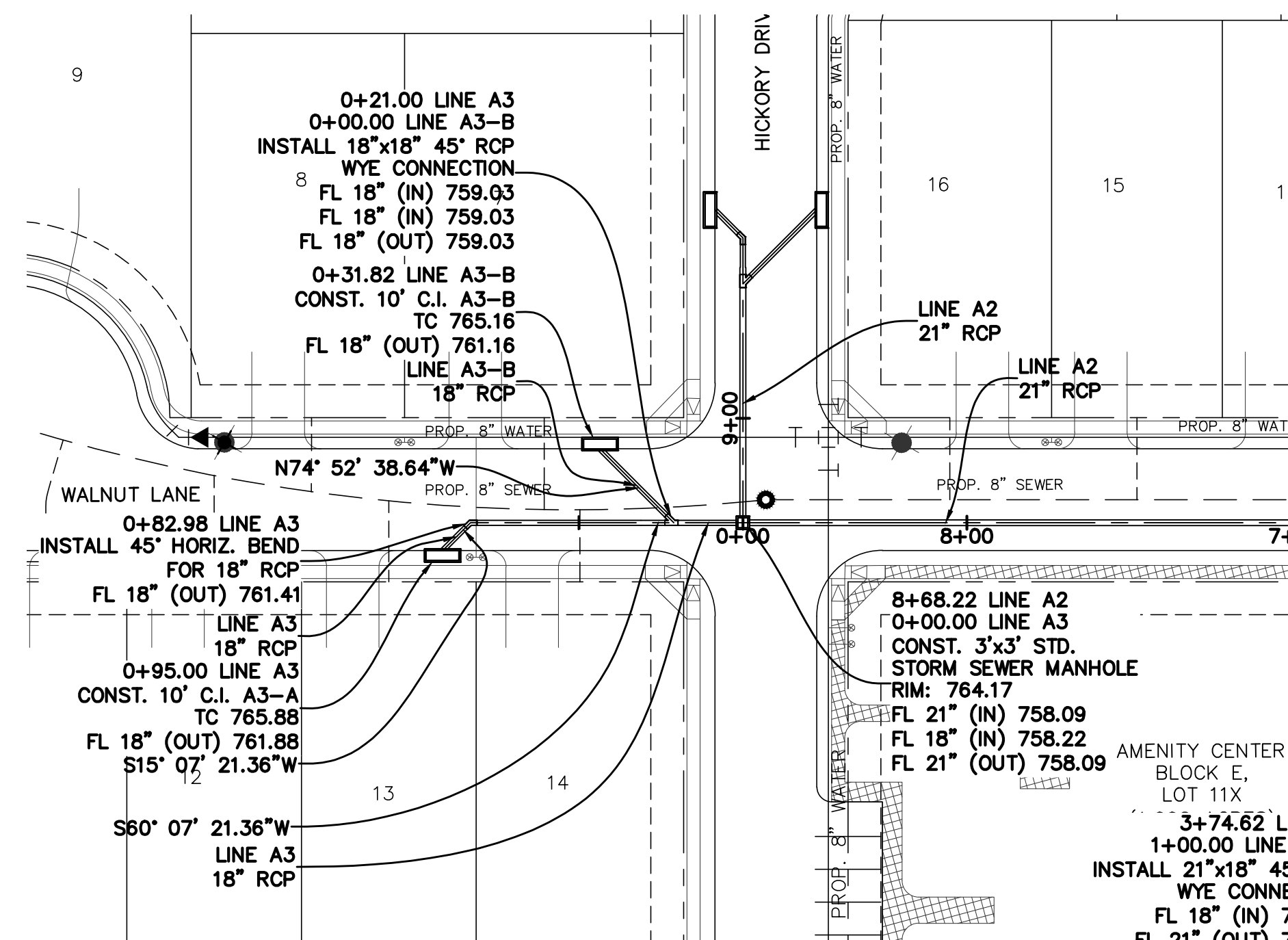
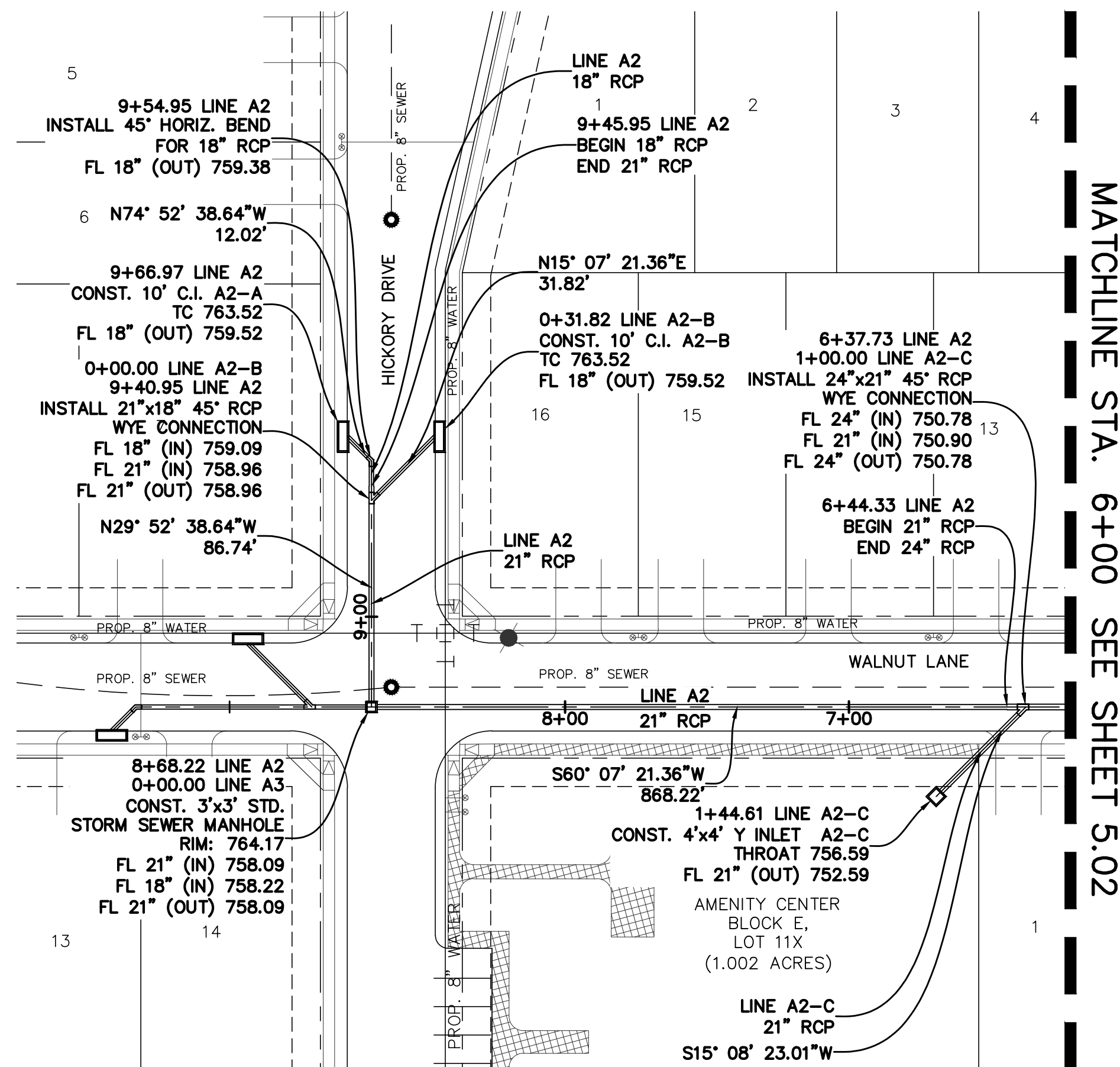
LEGEND

- STORM SEWER
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- WATER LINE & VALVE
- FIRE HYDRANT

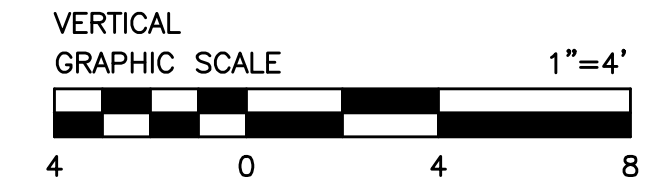
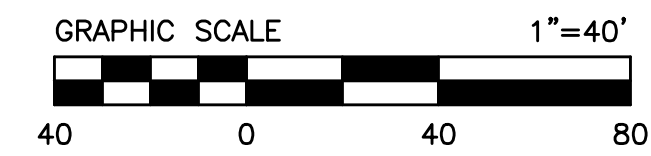
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

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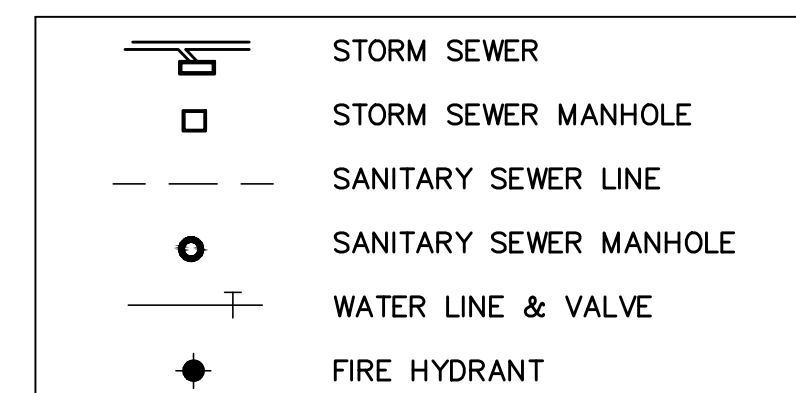
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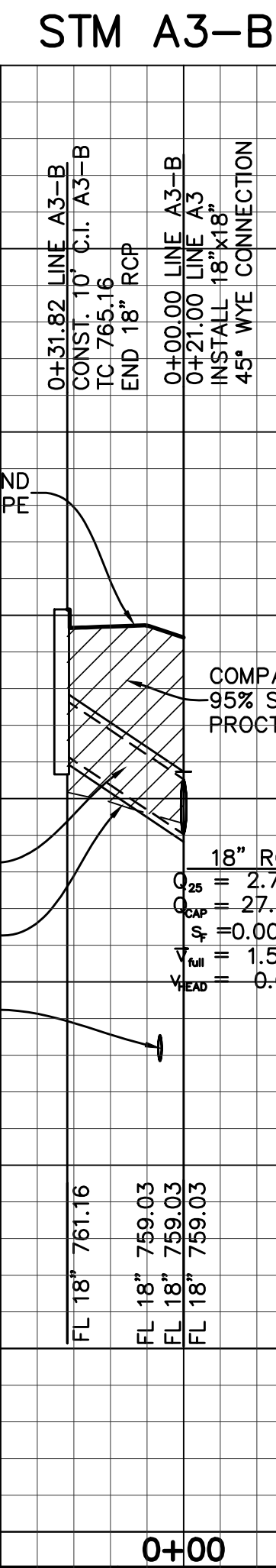
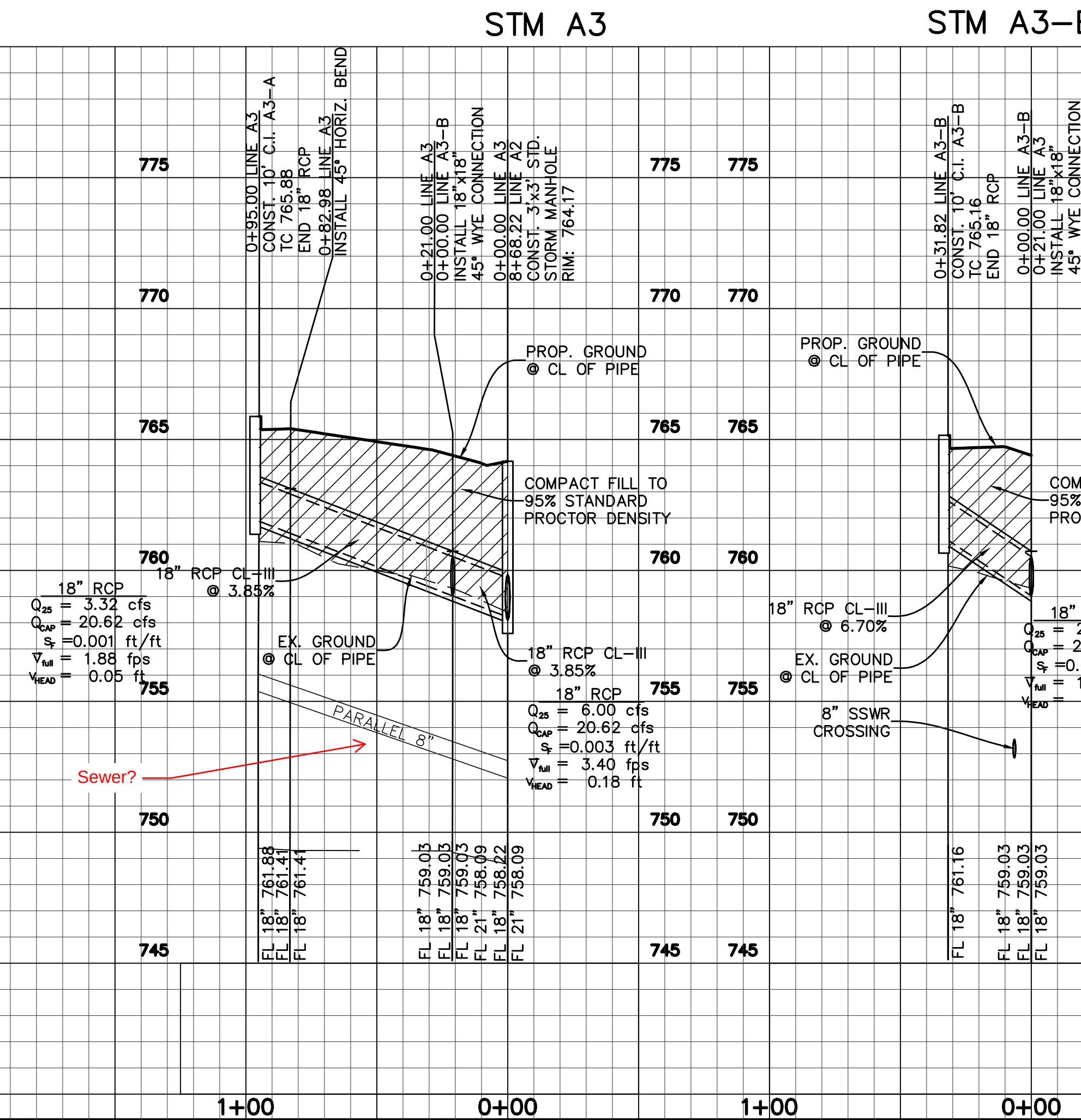
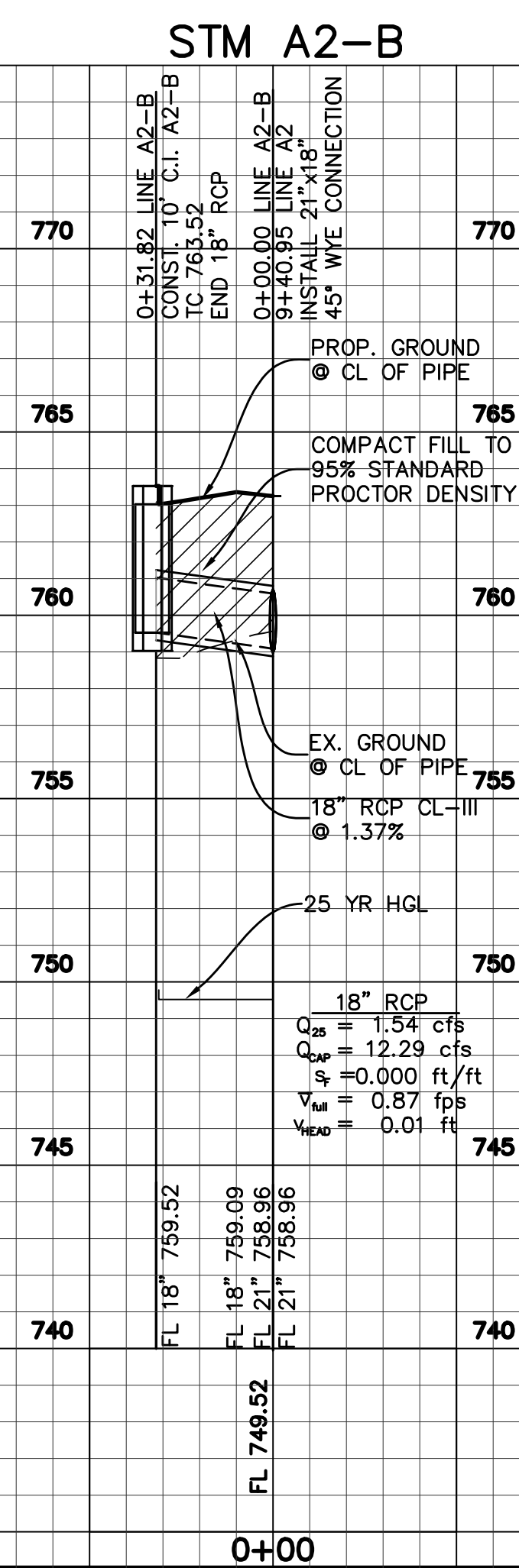
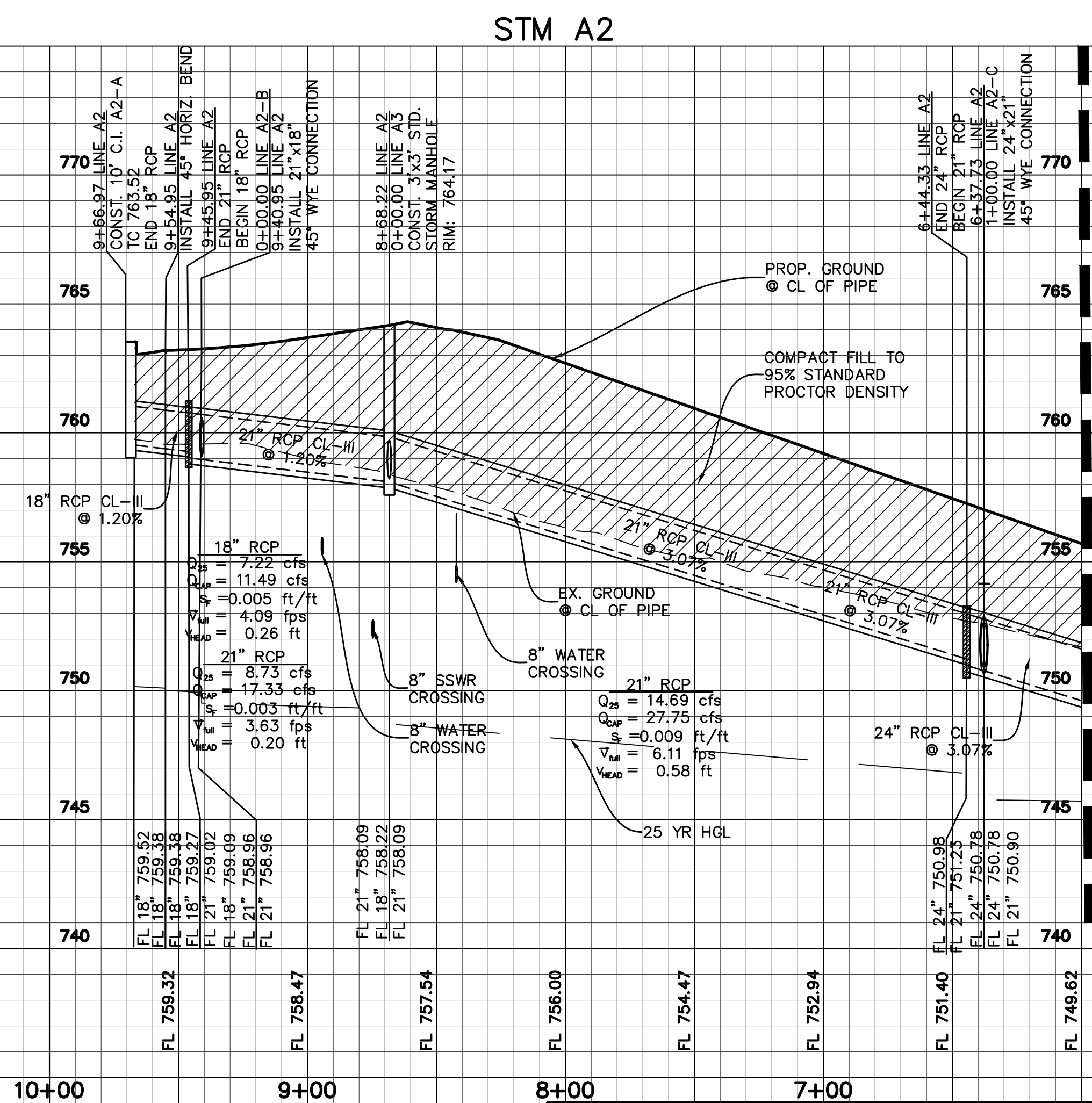
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NCTCOG S.T.D



LEGEND



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[illegible]PRELIMINARY
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ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

LINE A2 STA. 6+00 - END & LINE A3

STORM SEWER PLAN & PROFILE

LONE OAK, PHASE 1

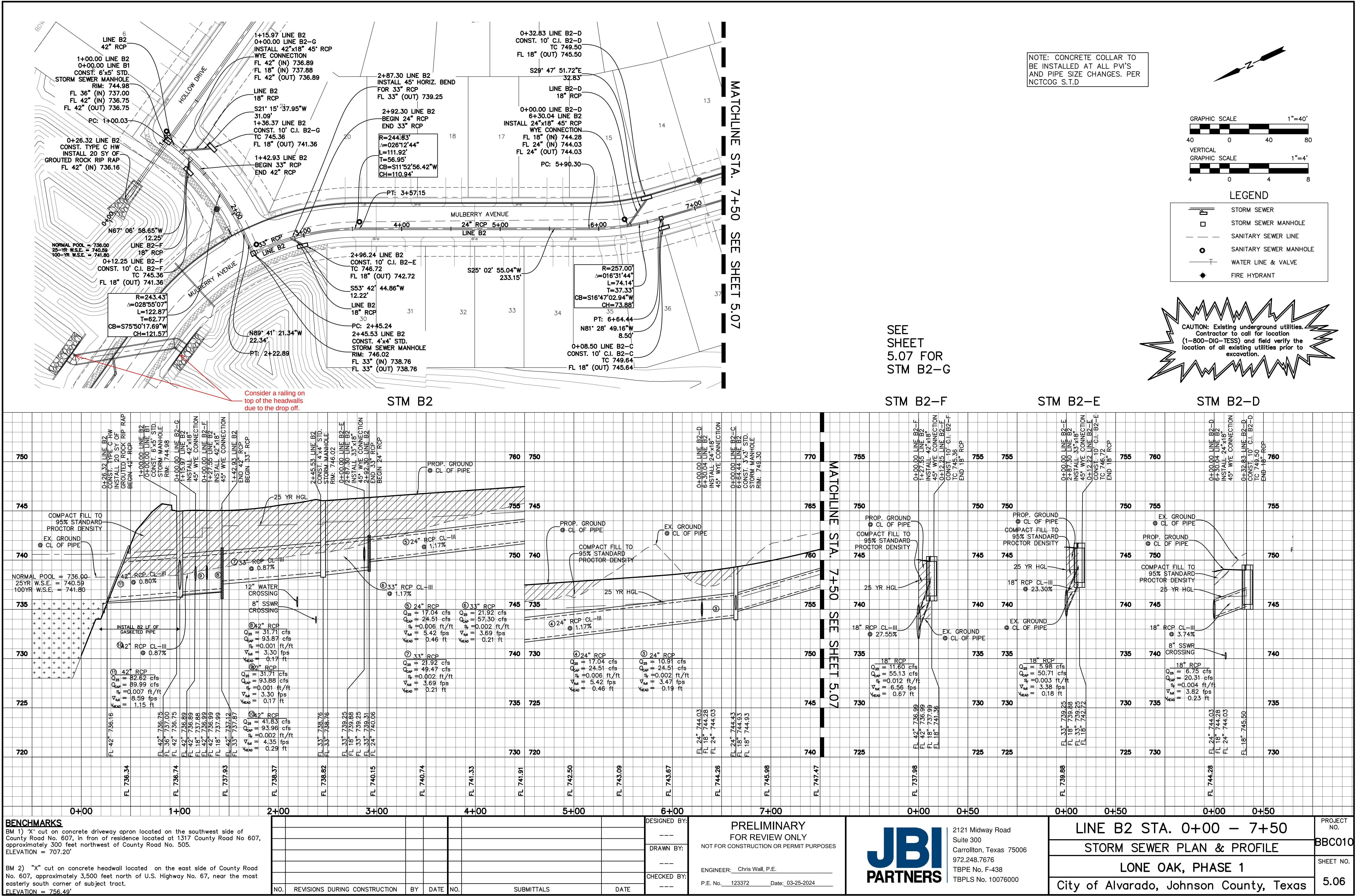
City of Alvarado, Johnson County, Texas

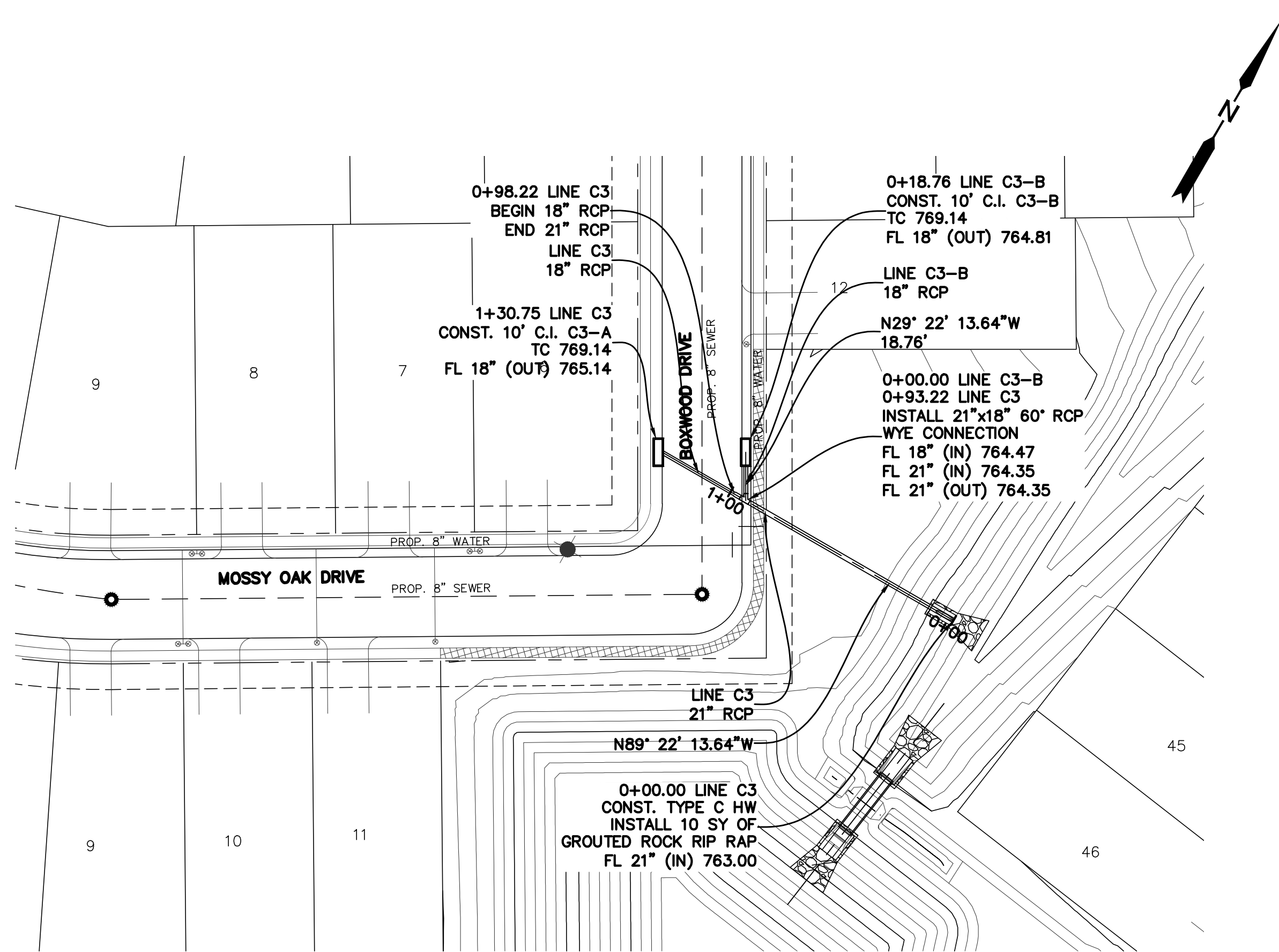
PROJECT NO.	
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BBC010

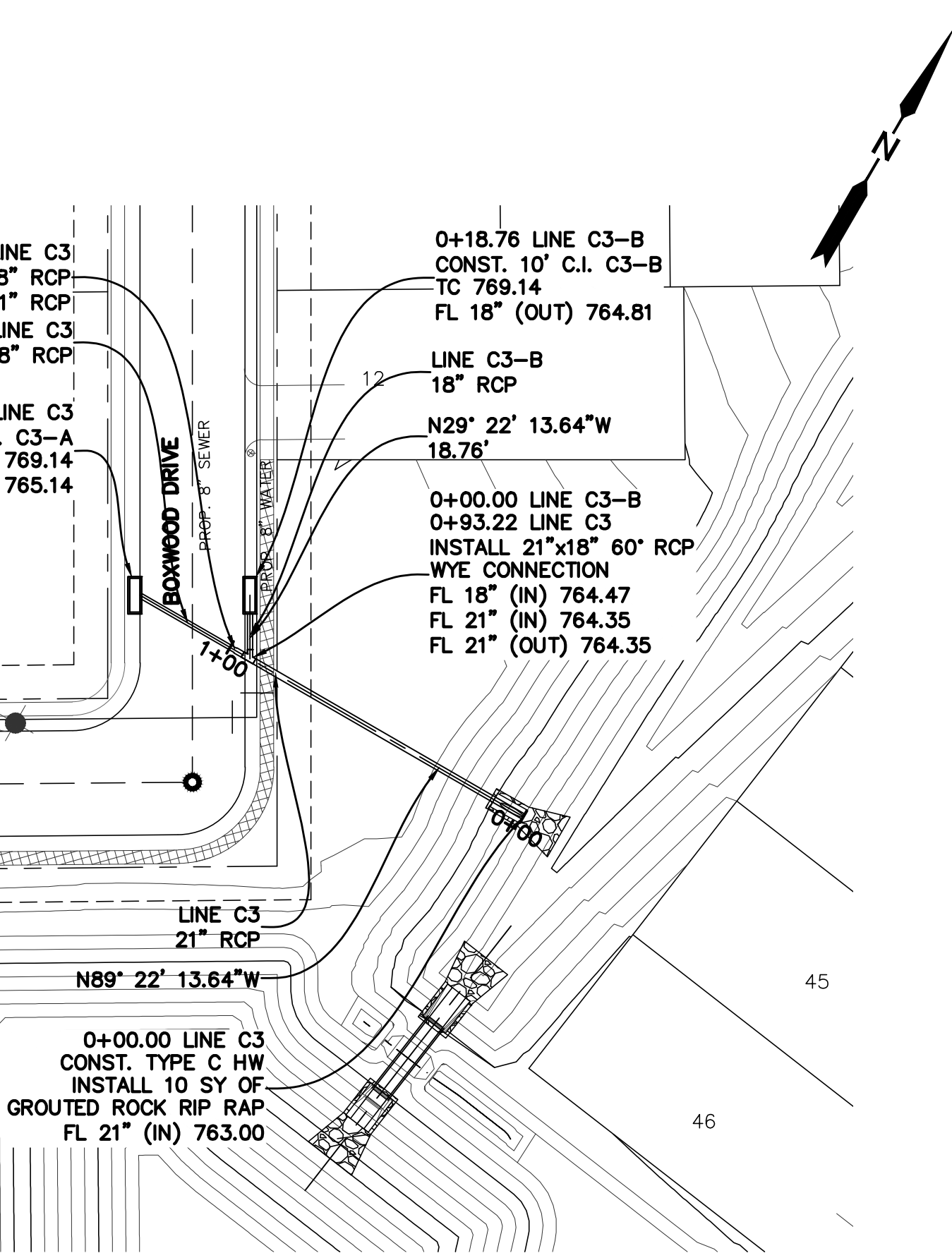
SHEET NO.

5.03

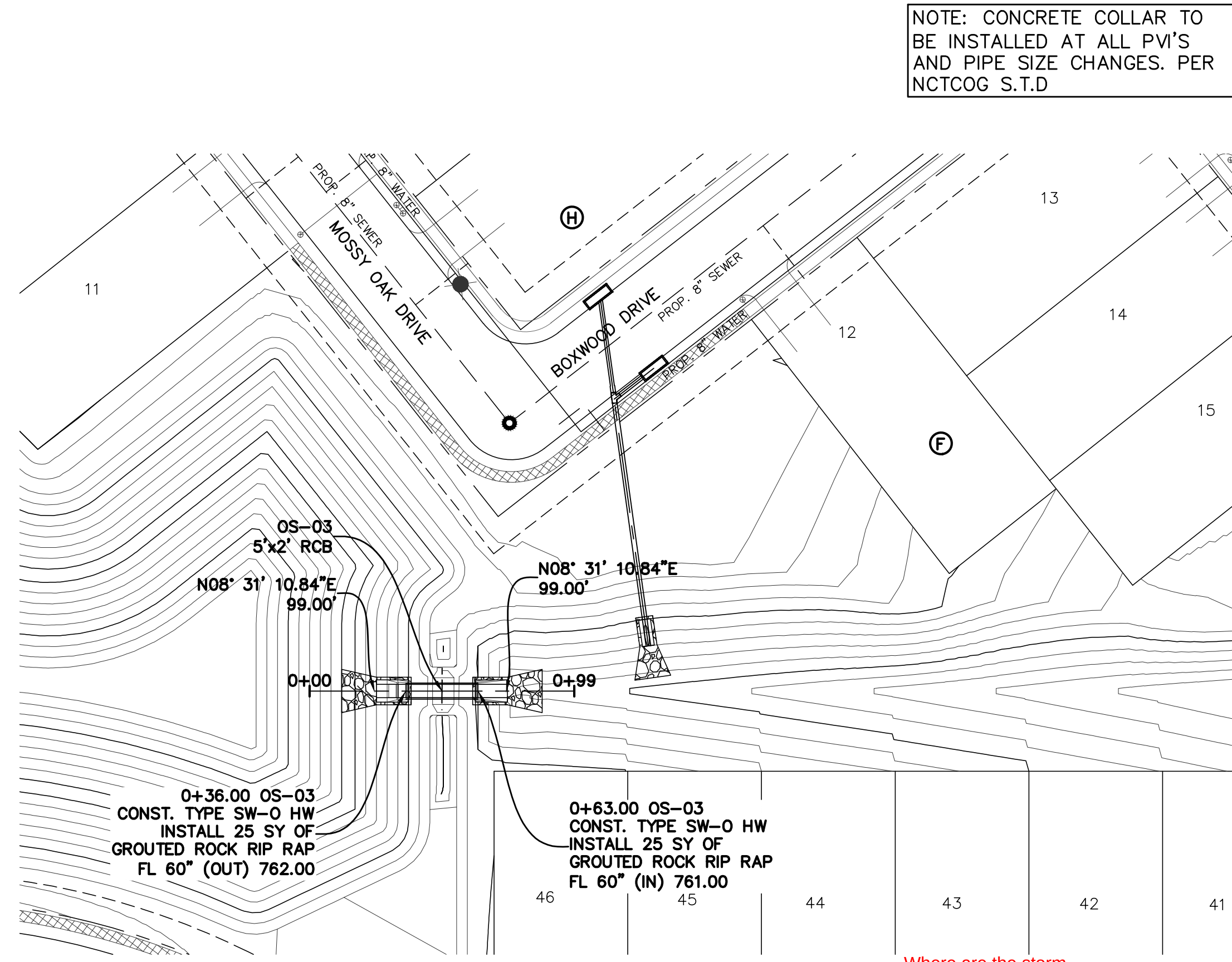




STM C3-B



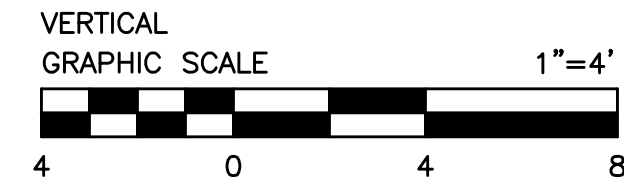
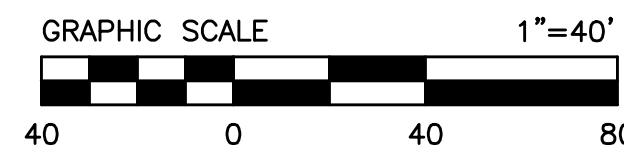
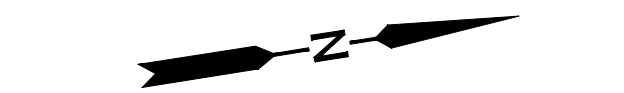
STM C3



STM OS-03

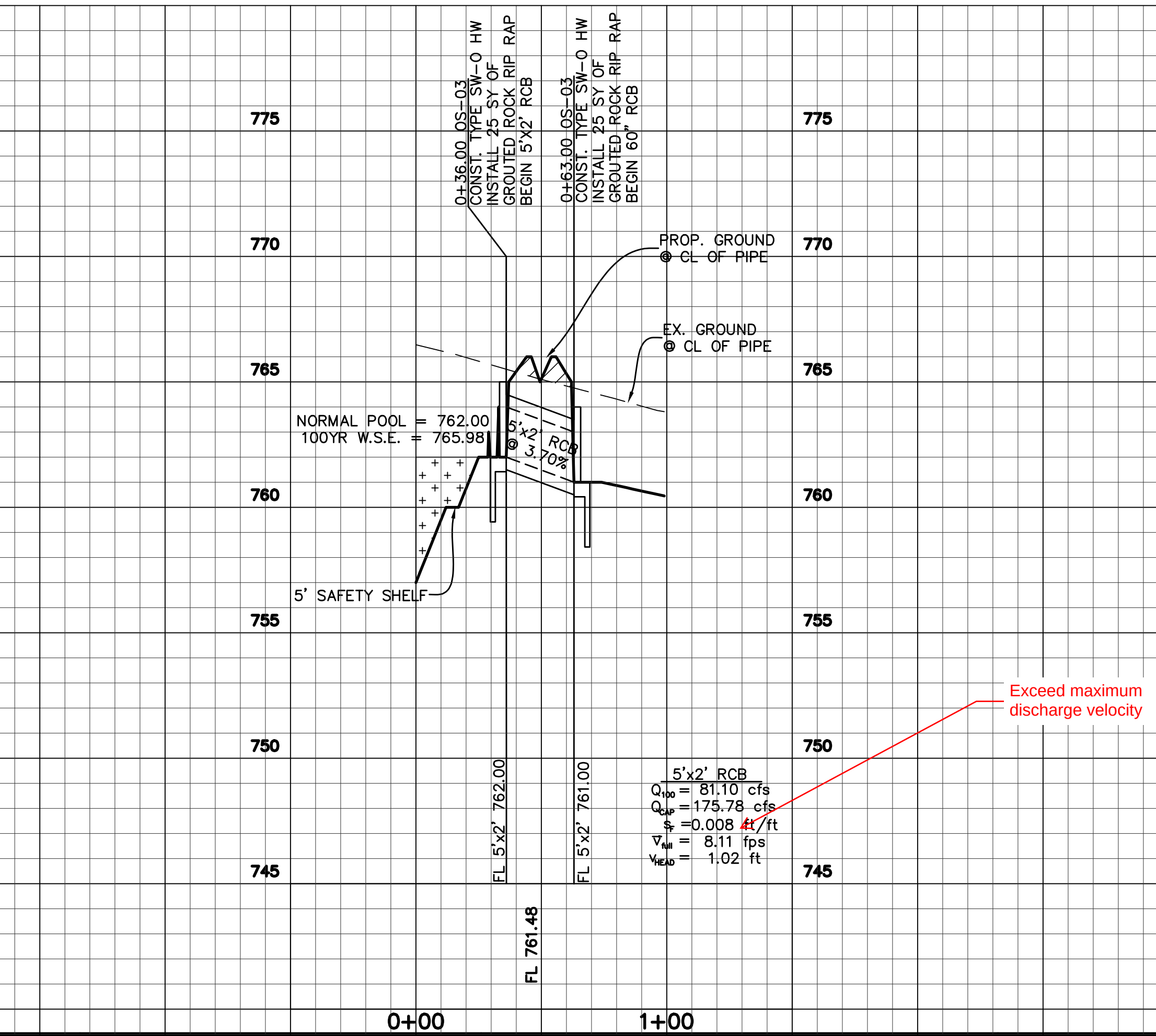
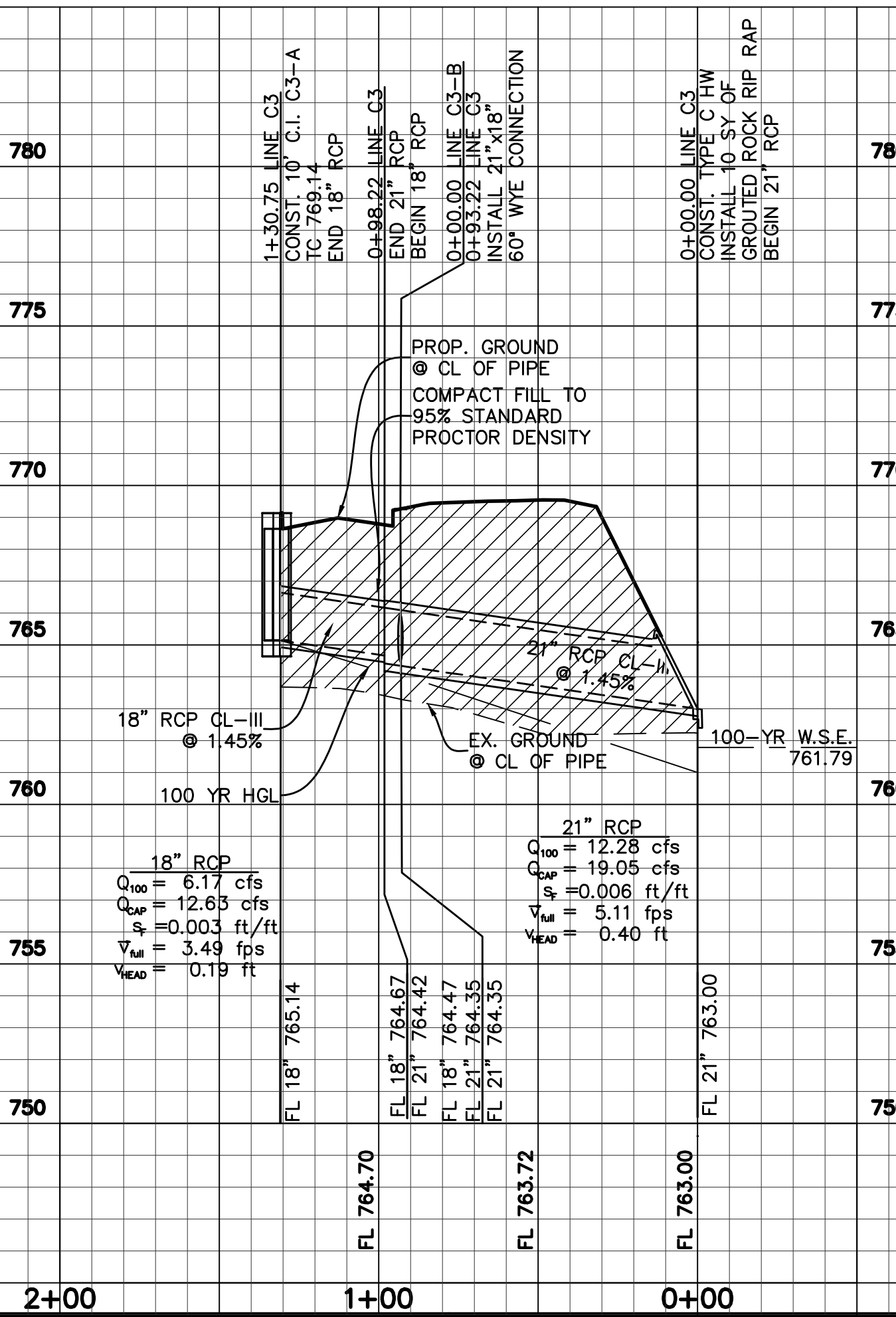
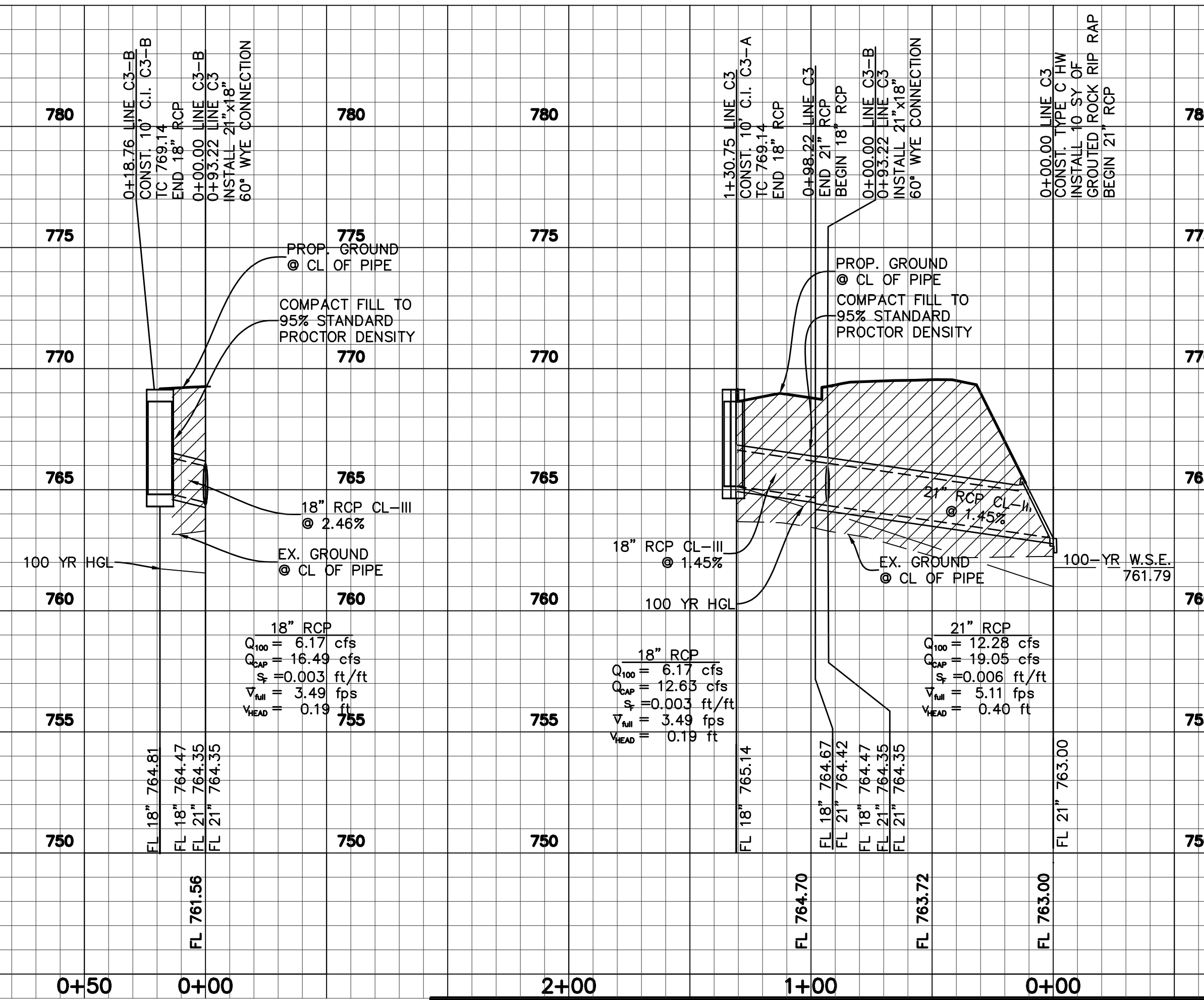
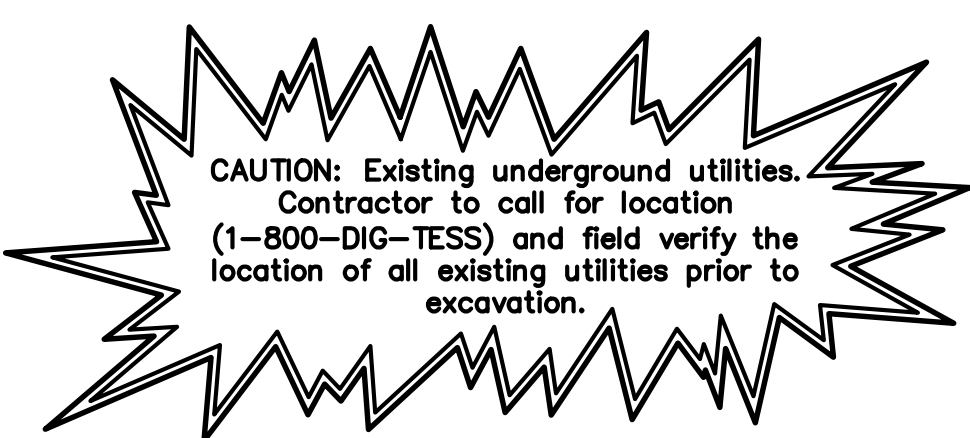
Where are the storm calculations for the box culverts?

NOTE: CONCRETE COLLAR TO BE INSTALLED AT ALL PVI'S AND PIPE SIZE CHANGES. PER NCTCOG S.T.D



LEGEND

- STORM SEWER
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- WATER LINE & VALVE
- FIRE HYDRANT



Exceed maximum discharge velocity

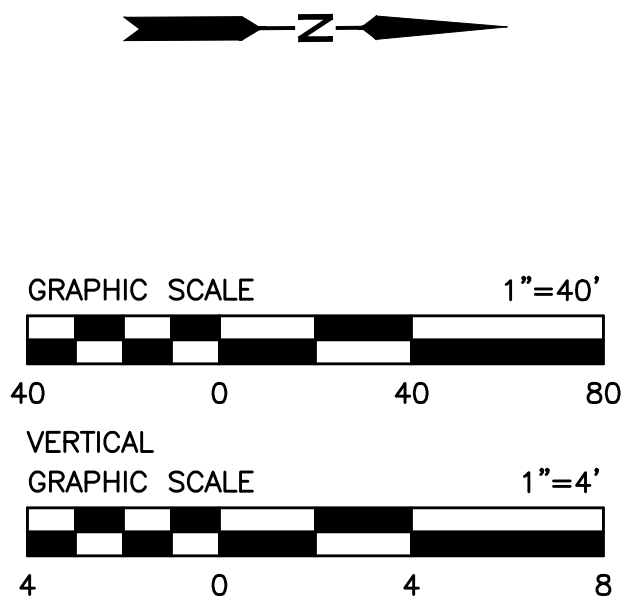
BENCHMARKS
BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505. ELEVATION = 707.20'
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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

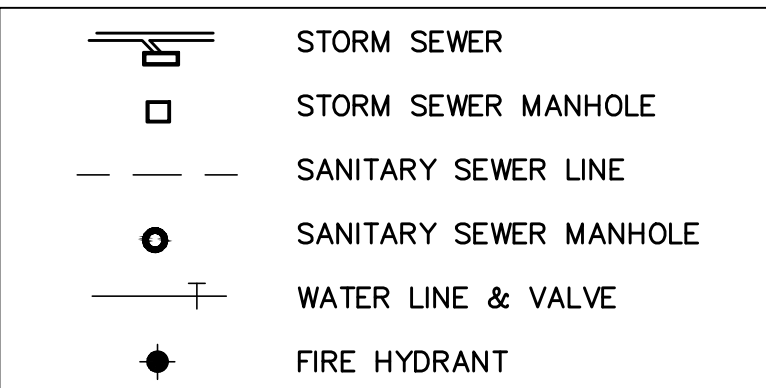
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---
PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES
ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

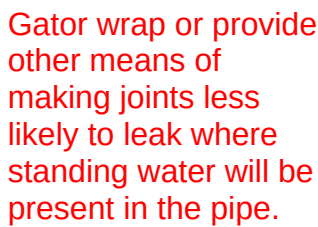
LINE C3		PROJECT NO.
STORM SEWER PLAN & PROFILE		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		5.12



LEGEND



CAUTION: Existing underground utilities.
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ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

LINE C5

STORM SEWER PLAN & PROFILE

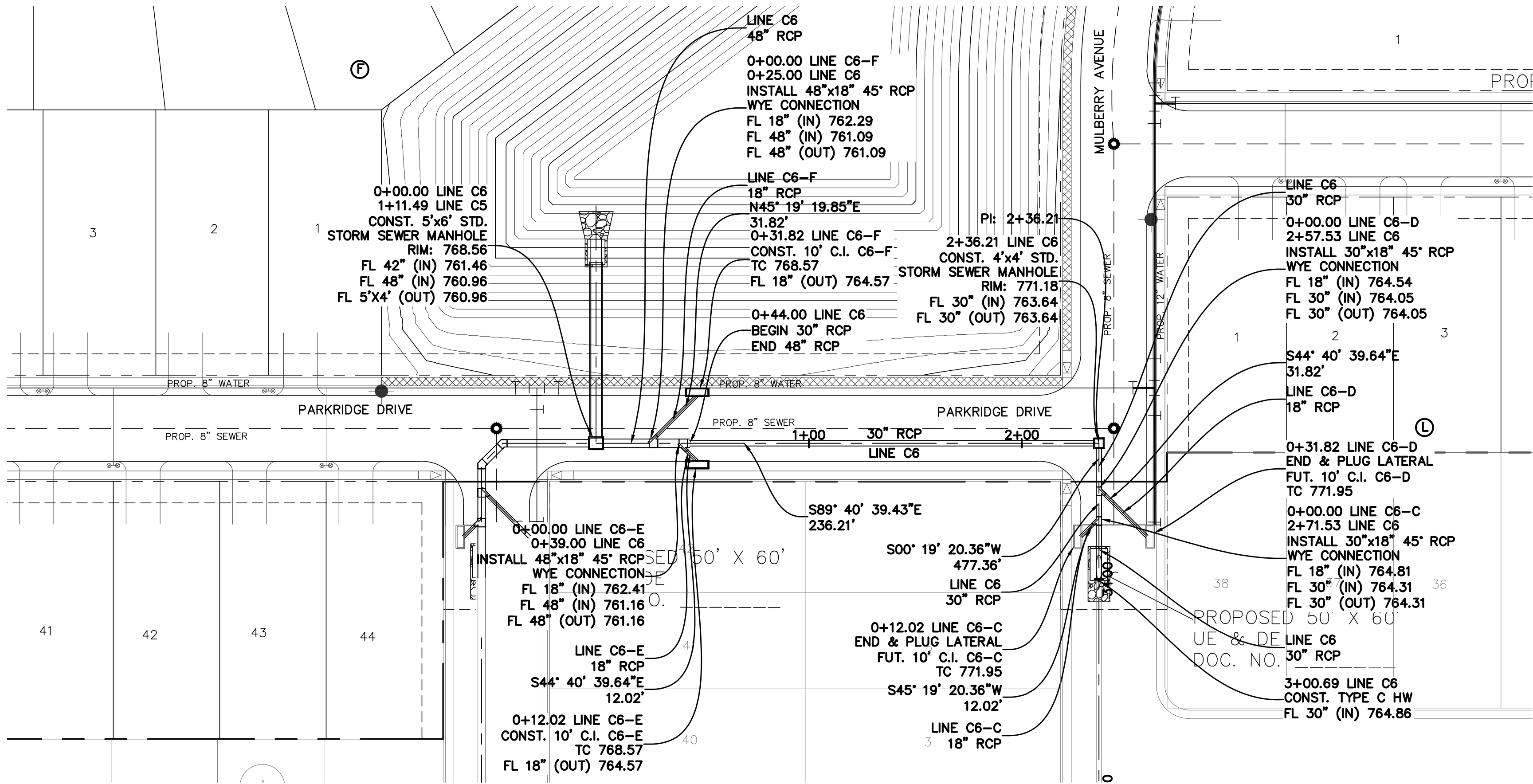
LONE OAK, PHASE 1

City of Alvarado, Johnson County, Texas

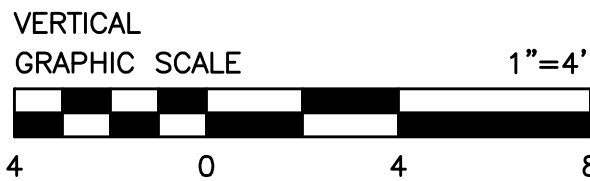
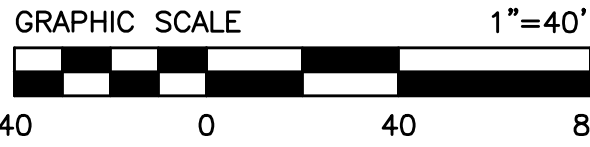
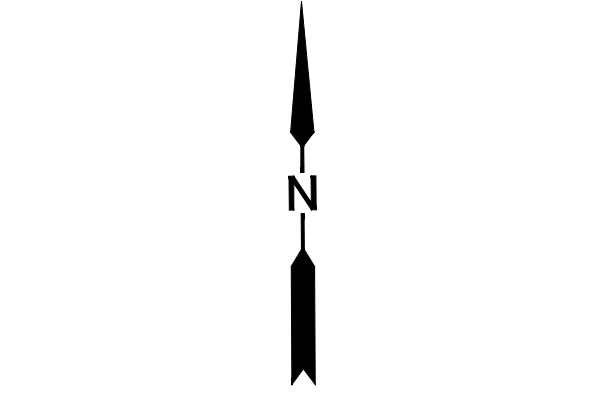
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NO.

3BC01C

CHEN, Y.-C.

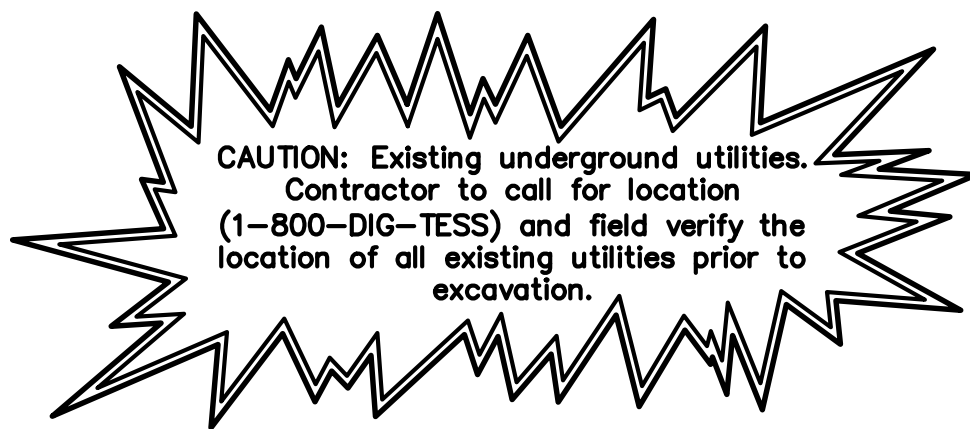


NOTE: CONCRETE COLLAR TO BE INSTALLED AT ALL PVI'S AND PIPE SIZE CHANGES. PER NCTCOG S.T.D



LEGEND

- STORM SEWER
- STORM SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- WATER LINE & VALVE
- FIRE HYDRANT



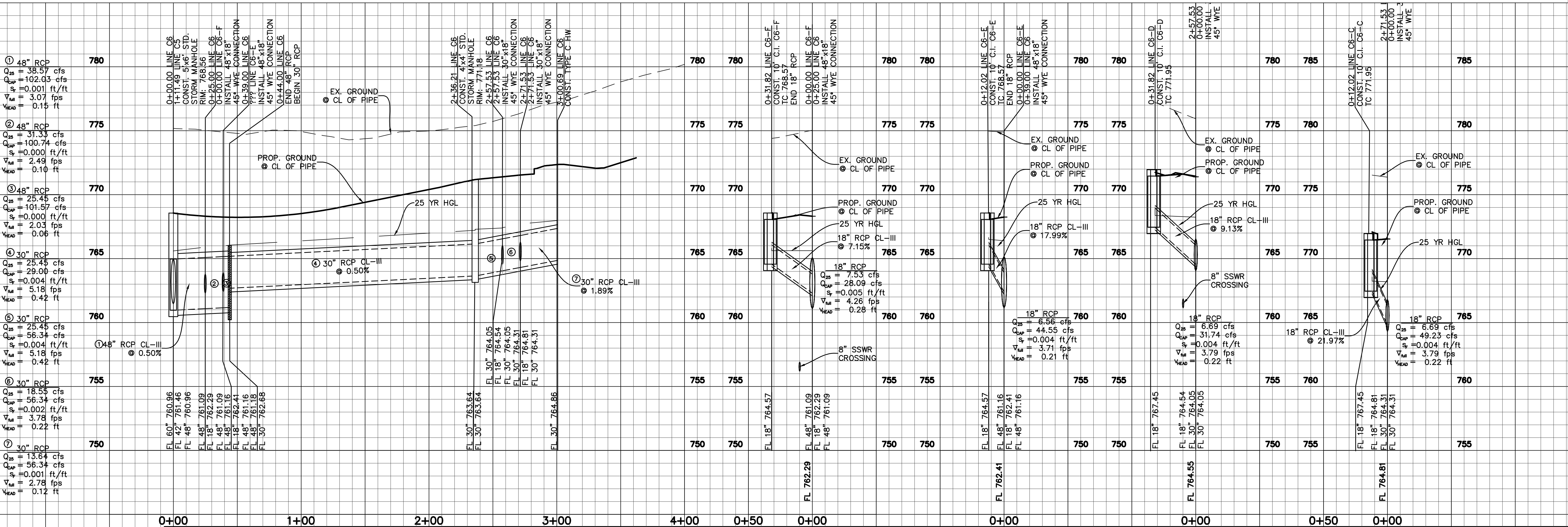
STM C6

STM C6-F

STM C6-E

STM C6-D

STM C6-C



BENCHMARKS

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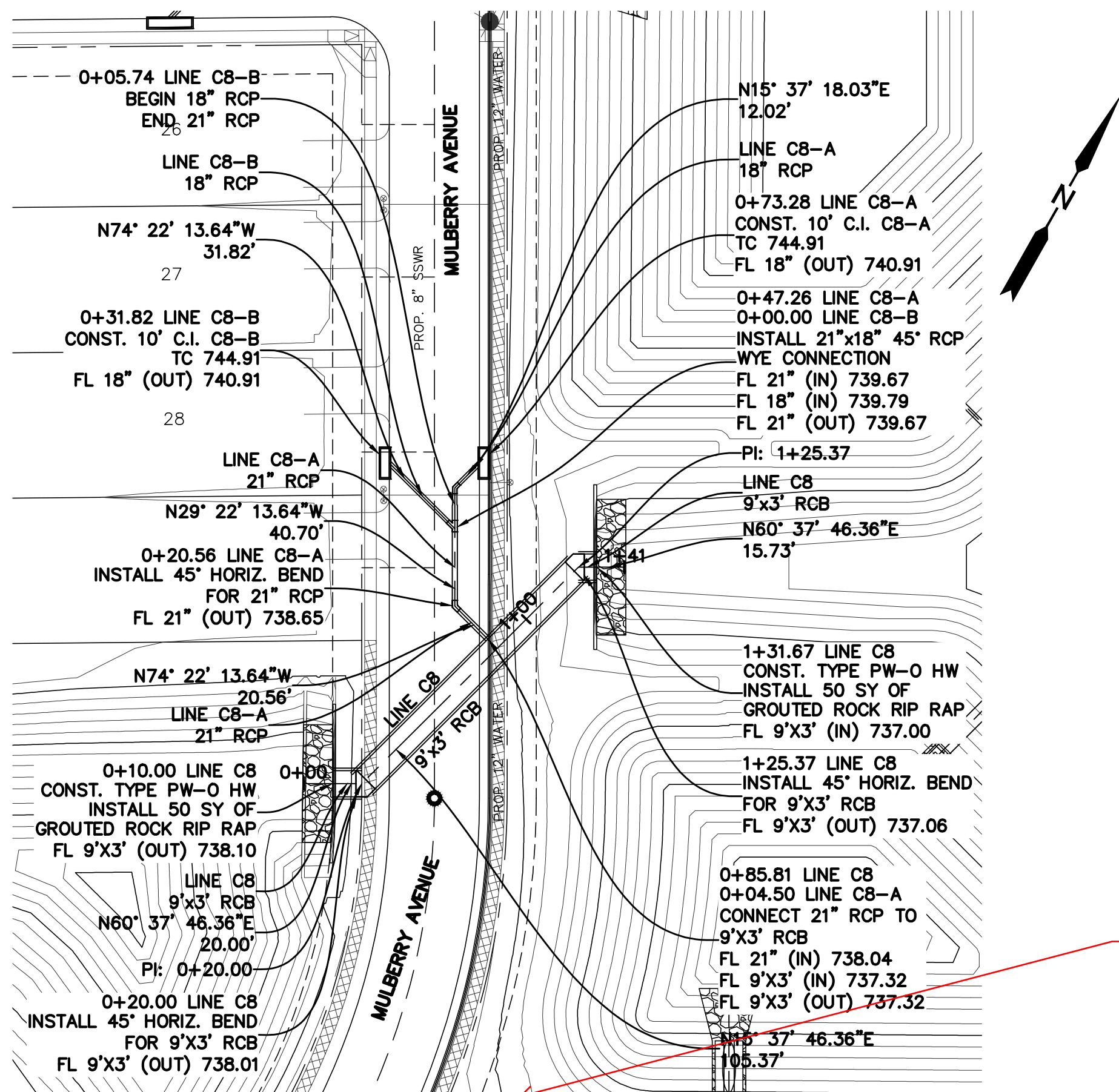
DESIGNED BY:	---
DRAWN BY:	---
CHECKED BY:	---

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ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024



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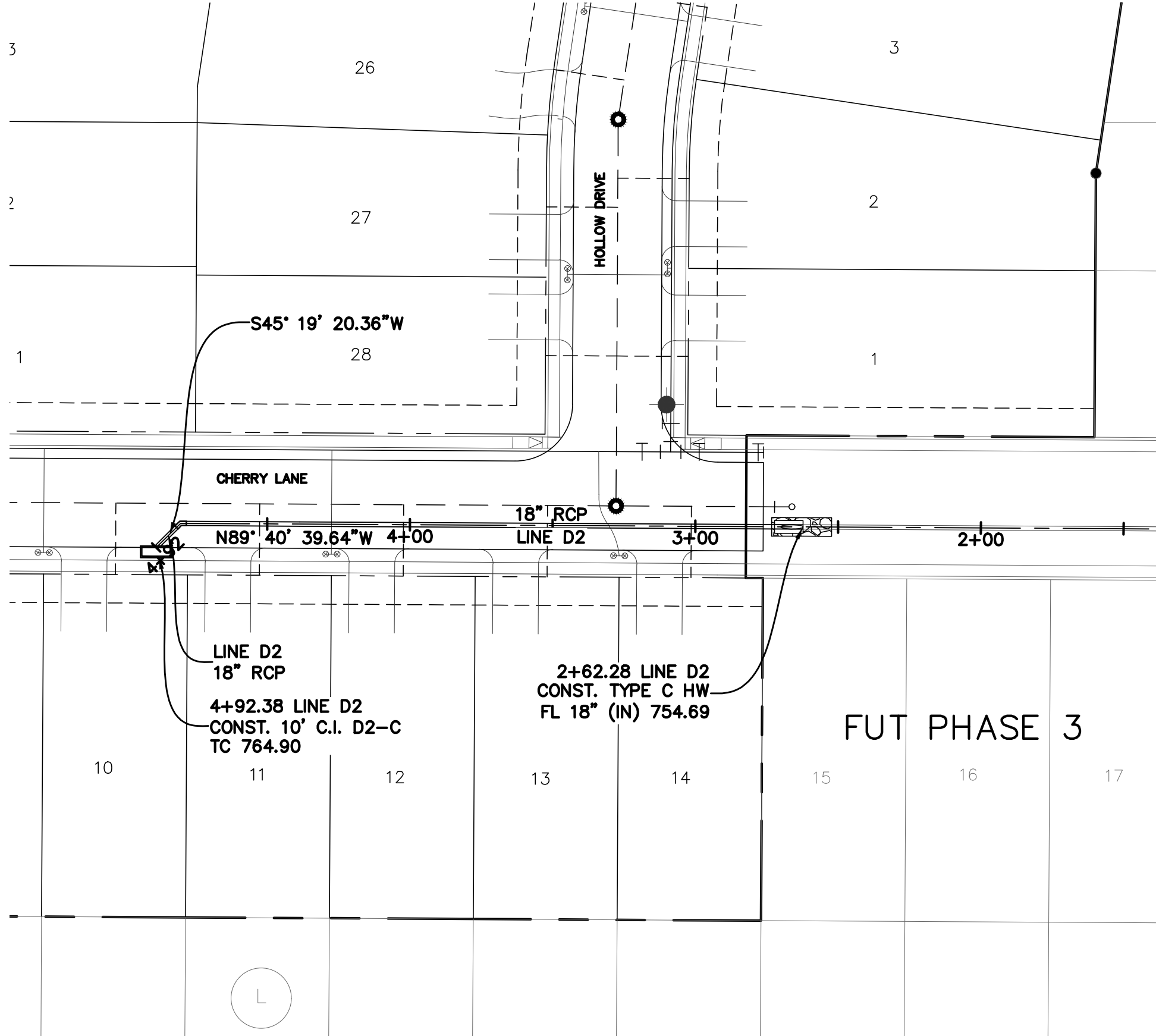
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STORM SEWER PLAN & PROFILE		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		5.14



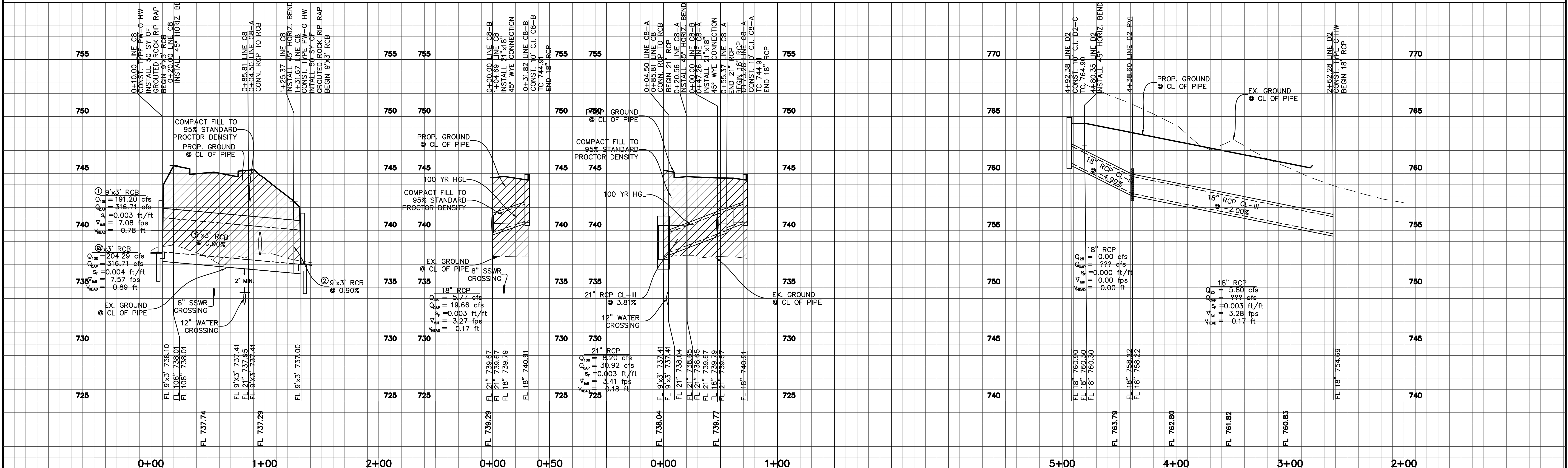
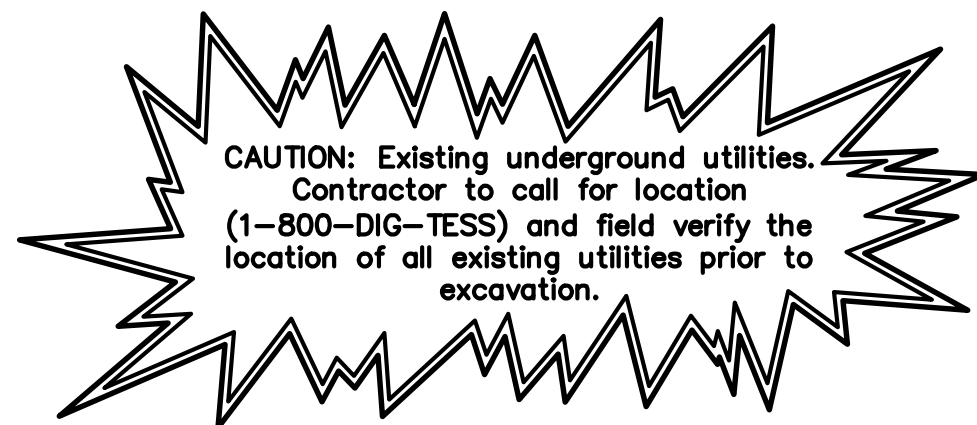
STM C8

STM C8-B

STM C8-A



STM D2



BENCHMARKS
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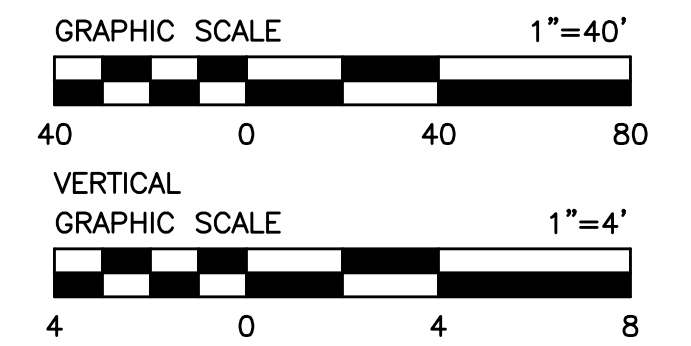
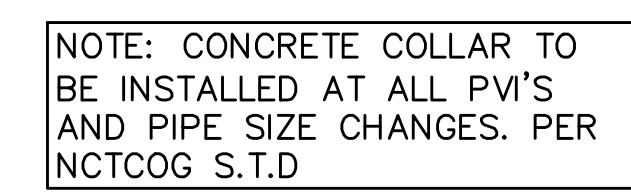
NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

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ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024

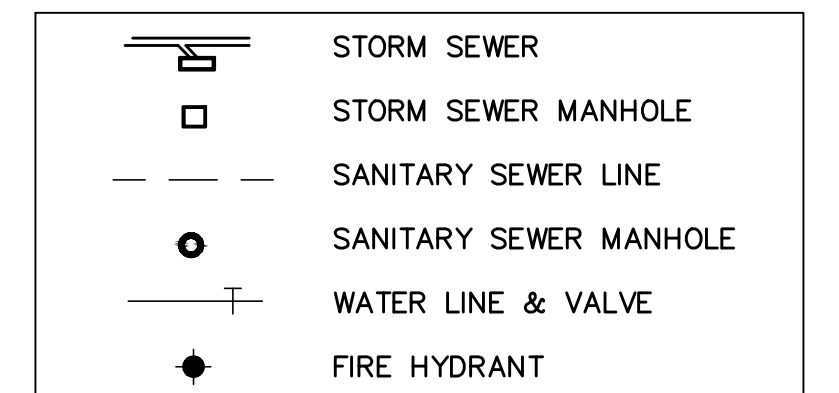


2121 Midway Road
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

LINE C8 & D2		PROJECT NO.
STORM SEWER PLAN & PROFILE		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		5.15

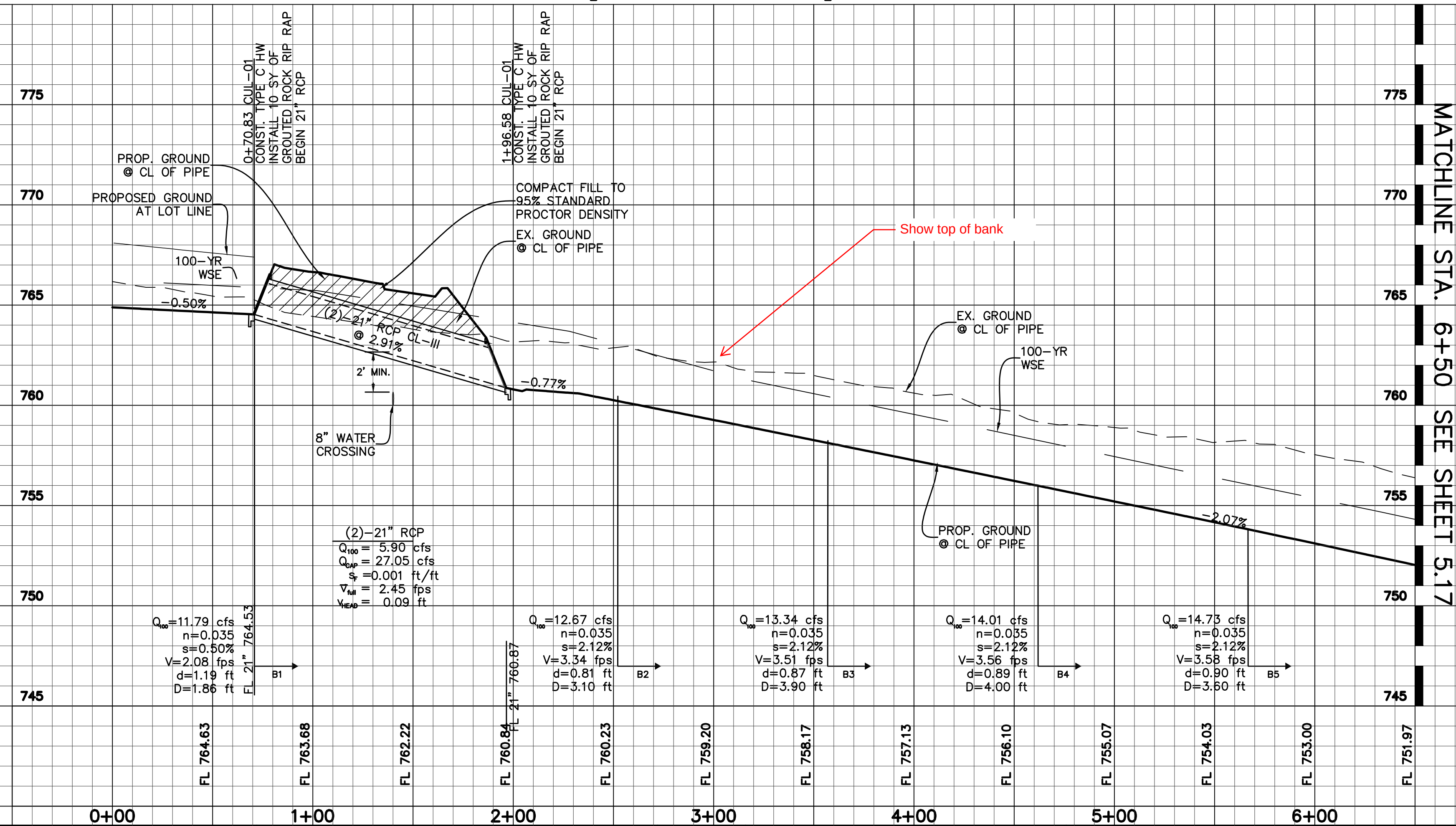


LEGEND



CAUTION: Existing underground utilities.
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STM CUL-01 [STA: 0+00-6+50]



BENCHMARKS

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DESIGNED BY:

DRAWN BY:

— — —

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CUL-01 STA. 0+00 - 6+50

STORM SEWER PLAN & PROFILE

LONE OAK, PHASE 1

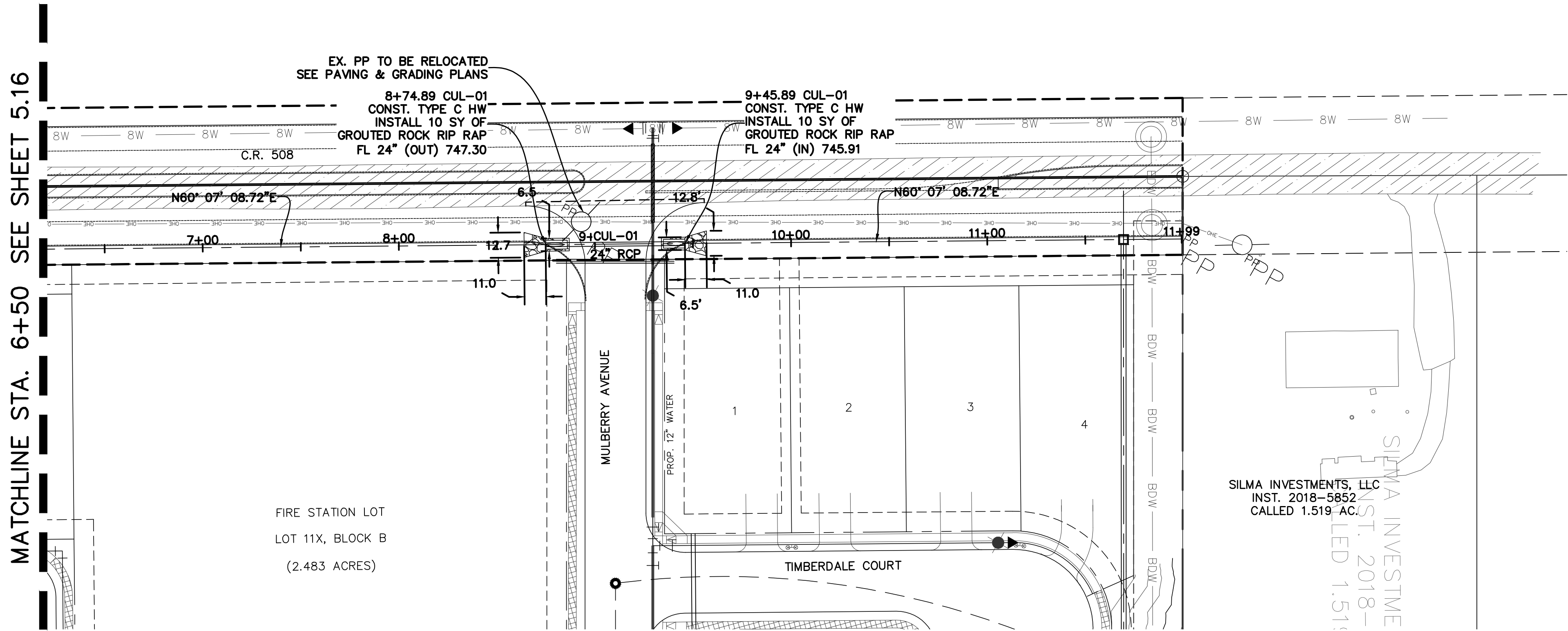
City of Alvarado, Johnson County, Texas

PROJECT NO.	
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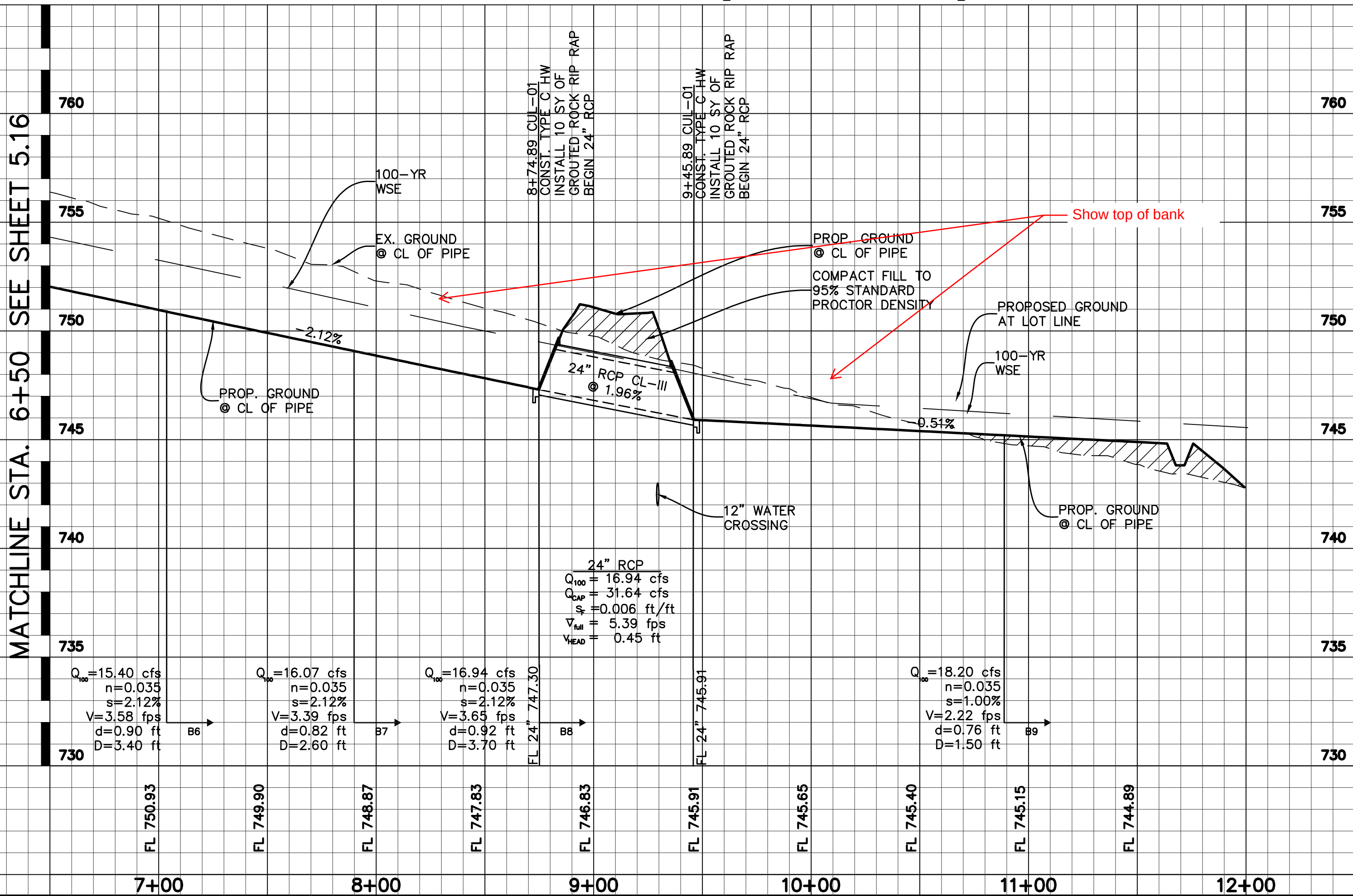
3C010jects

SHEET NO. 4/5

5.16 wing:



STM CUL-01 [STA: 6+50-END]



BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
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ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

**PRELIMINARY
FOR REVIEW ONLY**

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CUL-01 STA. 6+50 - END

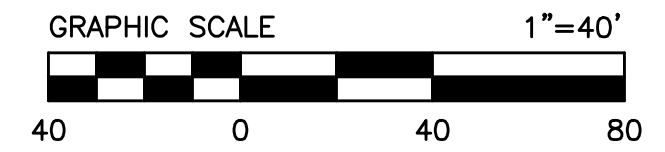
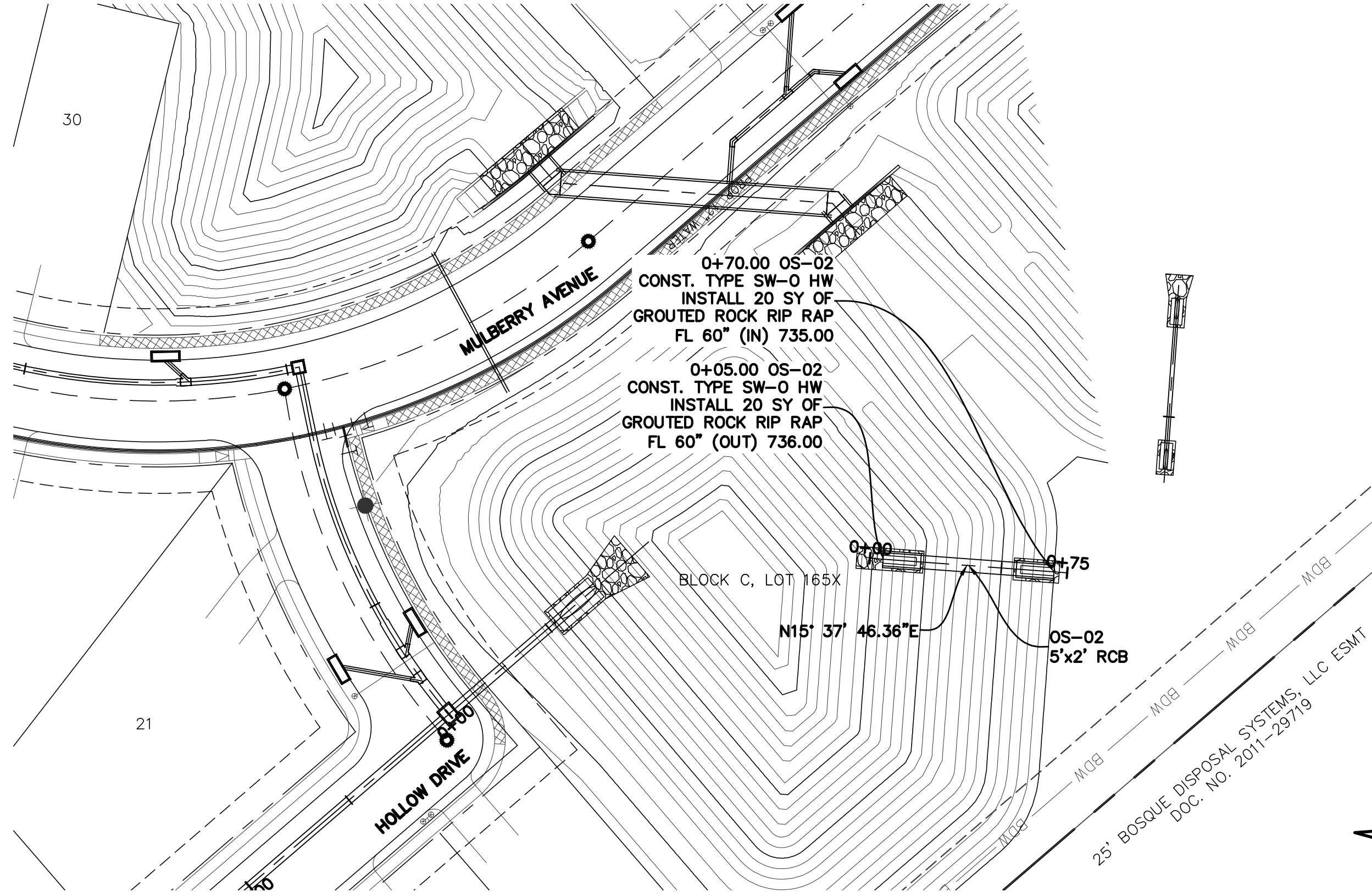
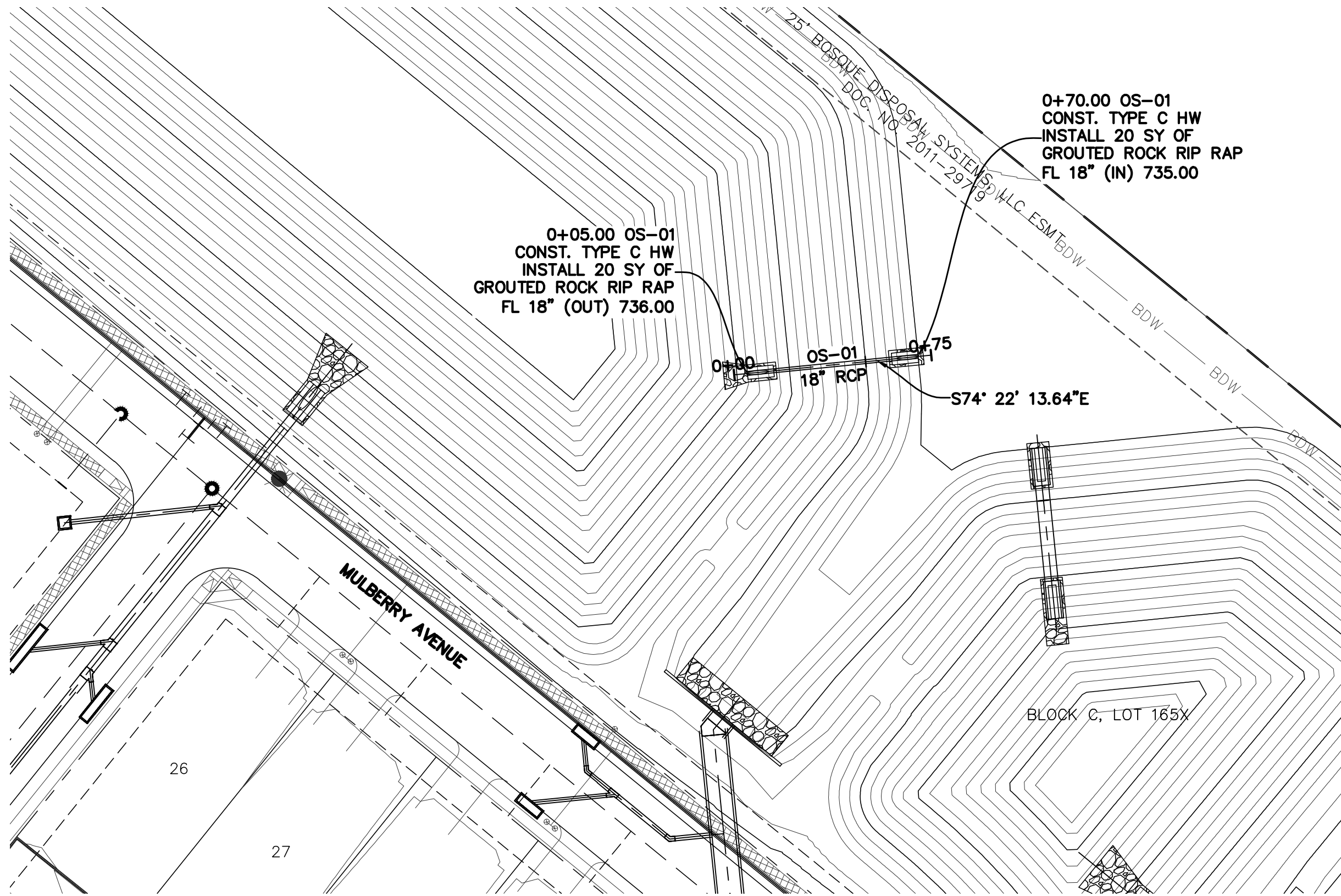
STORM SEWER PLAN & PROFILE

LONE OAK, PHASE 1

City of Alvarado, Johnson County, Texas

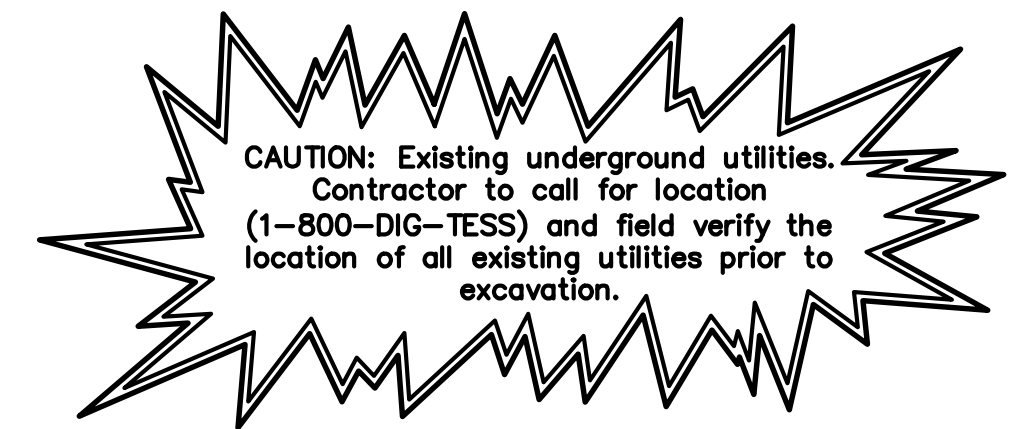
PROJECT
NO.
BBC010

SHEET NO.
5.17

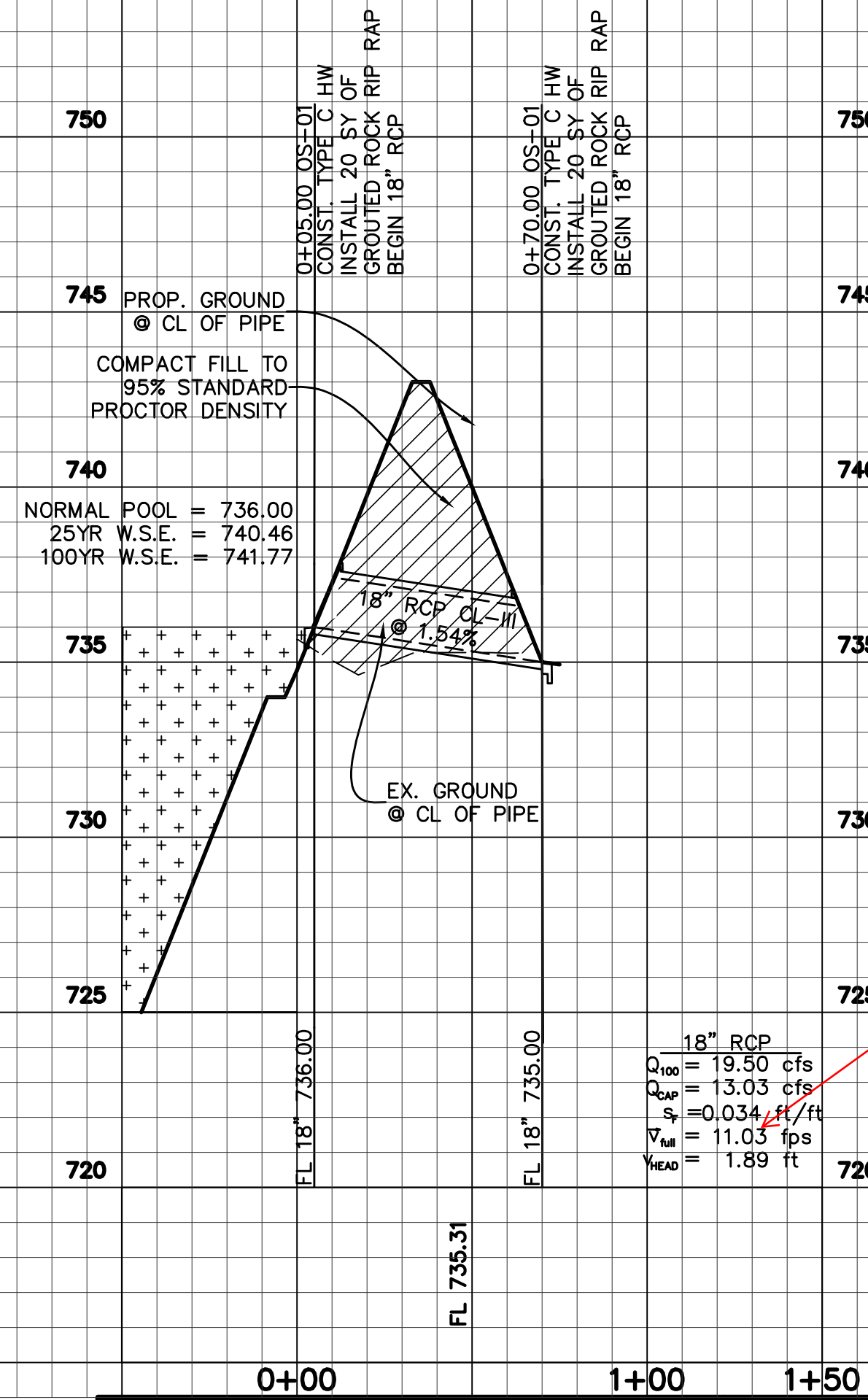


LEGEND

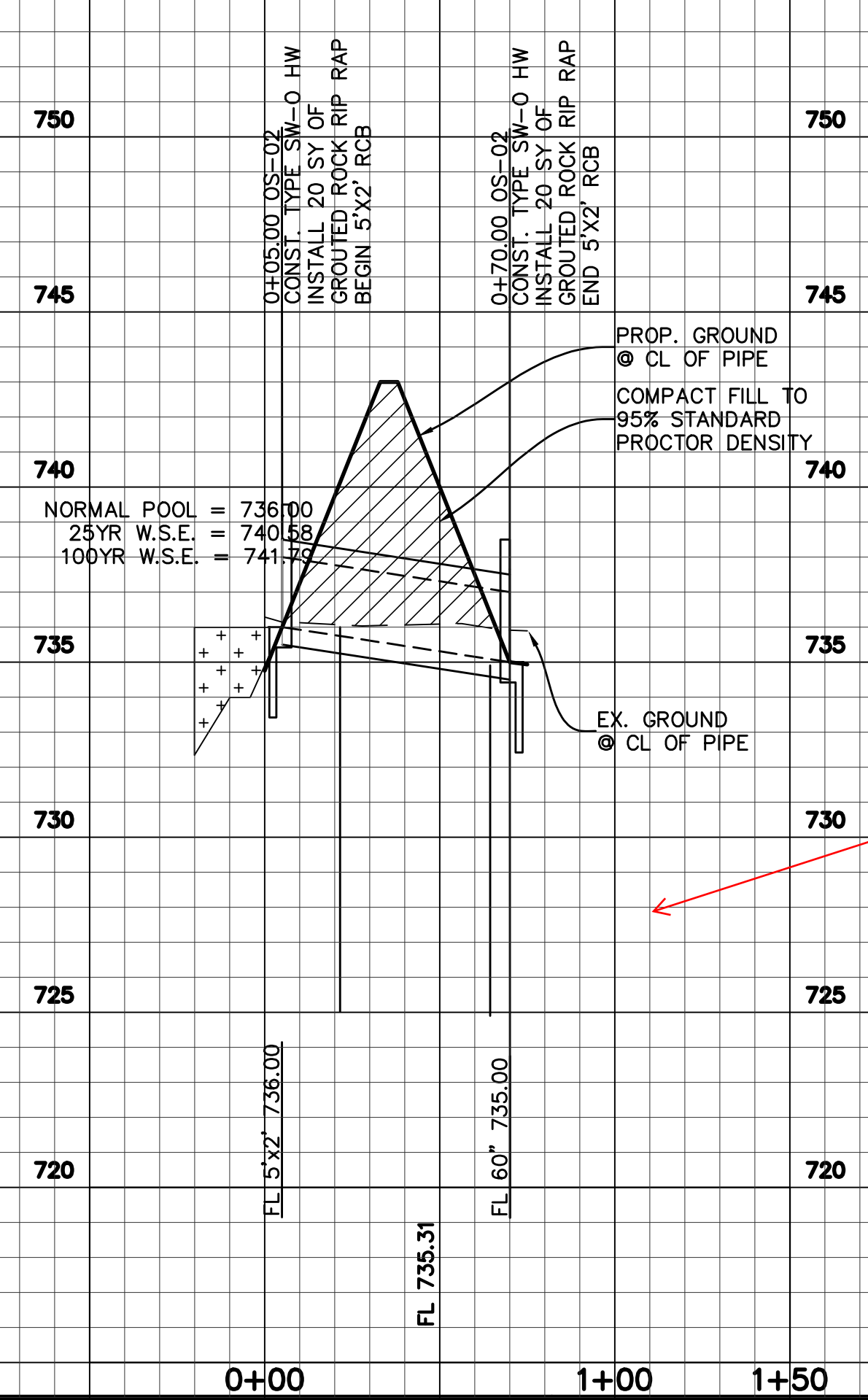
	STORM SEWER
	STORM SEWER MANHOLE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	WATER LINE & VALVE
	FIRE HYDRANT



OS-01



OS-02



NOTE: CONCRETE COLLAR TO BE INSTALLED AT ALL PVI'S AND PIPE SIZE CHANGES: PER NCTCOG S.T.D

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DESIGNED BY:	---
DRAWN BY:	---
CHECKED BY:	---

PRELIMINARY FOR REVIEW ONLY

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ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-25-2024



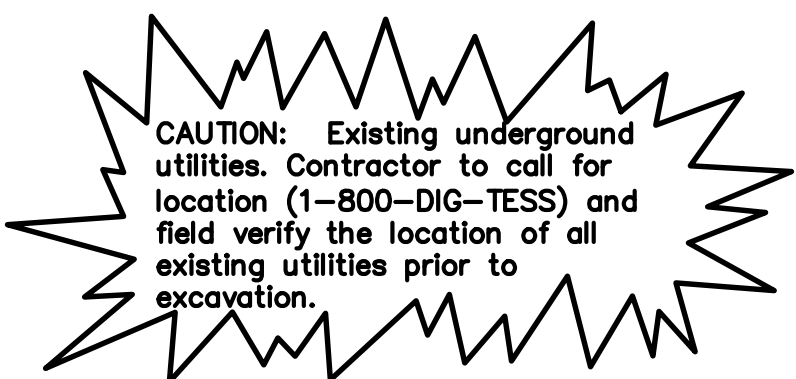
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

OS-1 & OS-2 STORM SEWER PLAN & PROFILE

LONE OAK, PHASE 1

City of Alvarado, Johnson County, Texas

PROJECT NO.	BBC010
SHEET NO.	5.18



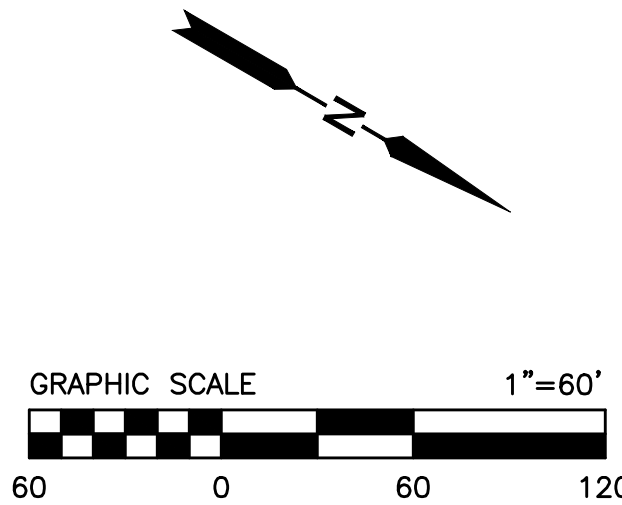
-
- Plan view of the proposed storm sewer installation. The diagram shows a cross-section of the road with a centerline (C.L.) and 50' R.O.W. (Right of Way) on both sides. The storm sewer is shown as a 31.0' B-B (Base-Bottom) section, with a 15.5' offset from the centerline. The storm sewer is 7.0' TYP. (Typical) in diameter. The sanitary sewer is shown as a 6.0' section, with a 3.5' offset from the centerline. The water line is shown as a 6.0' section, with a 3.5' offset from the centerline. The storm sewer is shown with a 1/4" / 1' slope. The sanitary sewer is shown with a 1/4" / 1' slope. The water line is shown with a 1/4" / 1' slope. The storm sewer is shown with a 7.0' TYP. diameter. The sanitary sewer is shown with a 6.0' diameter. The water line is shown with a 6.0' diameter. The storm sewer is shown with a 15.5' offset from the centerline. The sanitary sewer is shown with a 3.5' offset from the centerline. The water line is shown with a 3.5' offset from the centerline. The storm sewer is shown with a 1/4" / 1' slope. The sanitary sewer is shown with a 1/4" / 1' slope. The water line is shown with a 1/4" / 1' slope.

NOTE:

- FOR LINE LOCATES CALL 811--(CALL ONE).
- WATER PROVIDER SHALL BE JCSUD
- NOTIFY JCSUD 48 HRS BEFORE CONSTRUCTION STARTS.
817-760-5200
- THERE SHOULD BE AT LEAST 2' OF SEPARATION AT ALL WL CROSSINGS.
- THERE SHOULD BE AT LEAST 42" OF COVER FROM THE TOP OF THE PIPE.
- THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR NOTIFYING PROPERTY OWNERS PRIOR TO CONSTRUCTION OF ANY OFF-SITE GRADING/UTILITY WORK.

Approval letter from JSUD required prior to construction, including fire flow coverage.

Fire Chief shall approve all fire hydrant locations.



NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

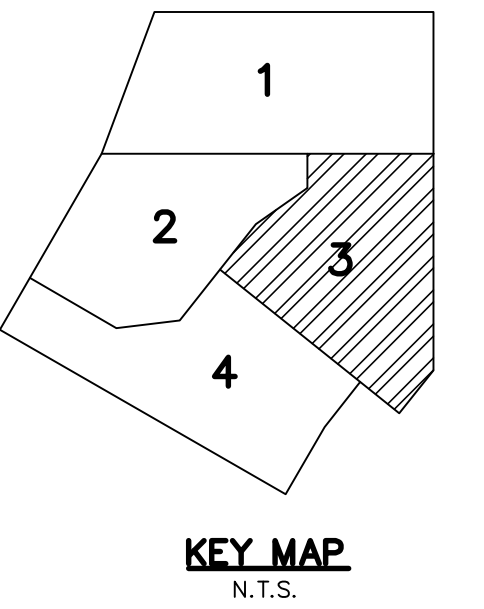
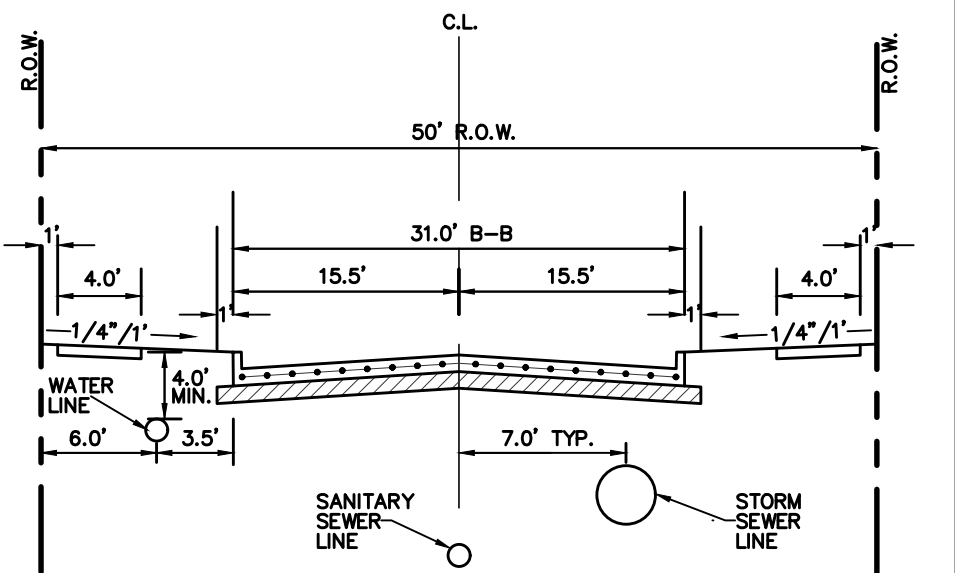
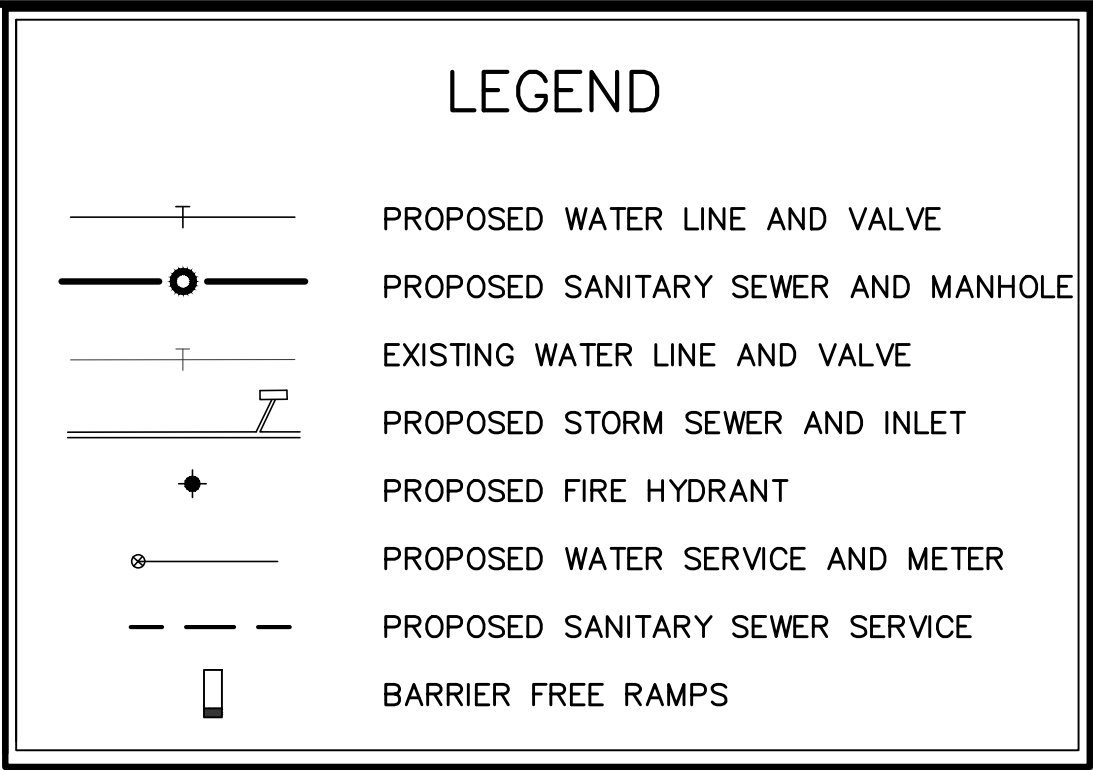
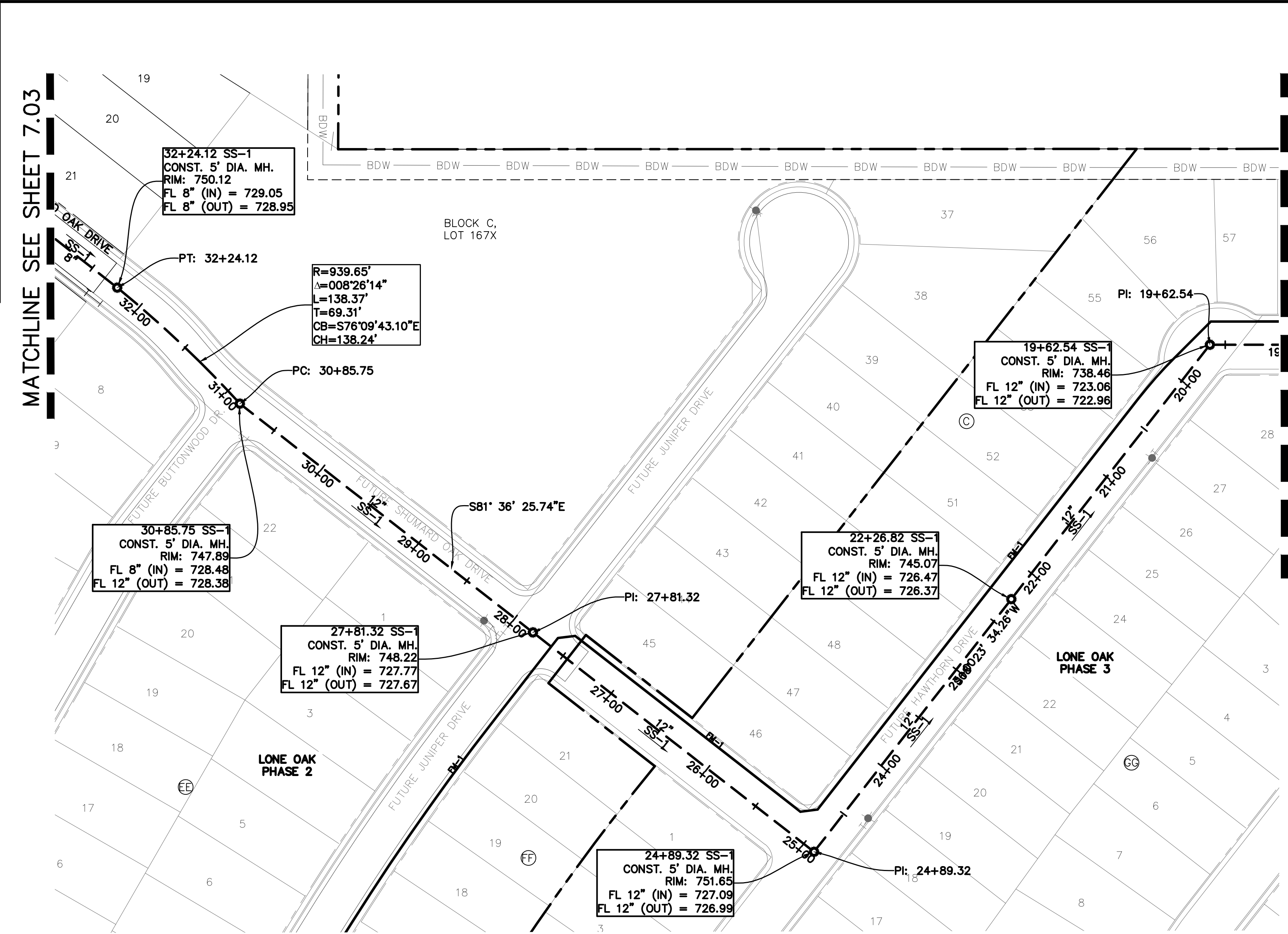
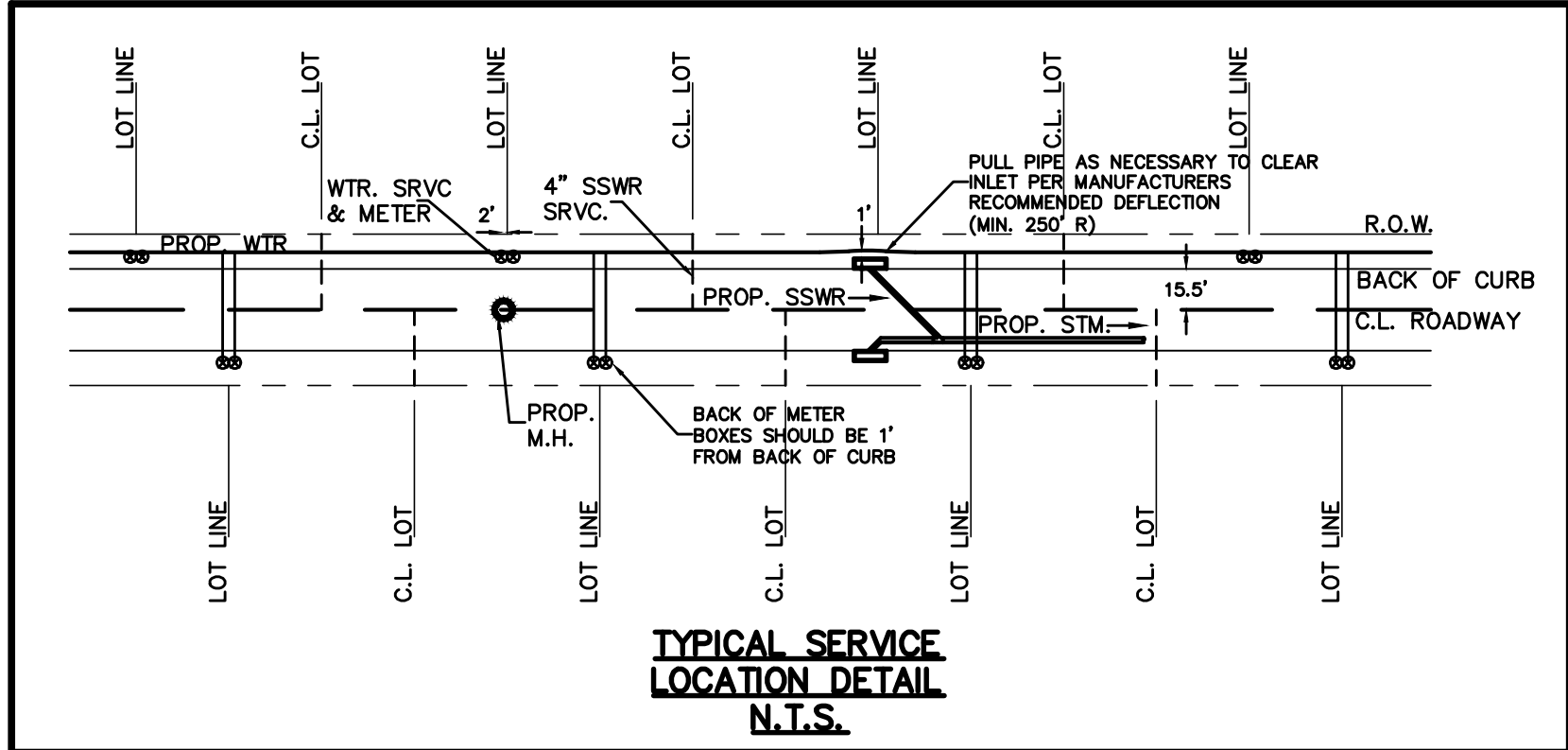
DESIGNED BY: ---	PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES
DRAWN BY: ---	
CHECKED BY: ---	

ENGINEER: Chris Wall, P.E.

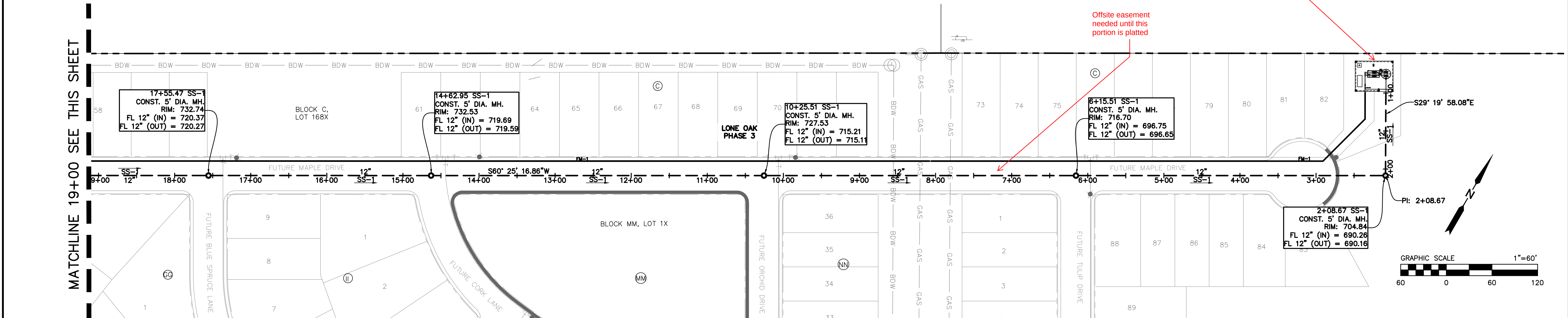
P. E. No. 123372 Date: 03-25-2024

JBIPARTNERS

OVERALL WATER PLAN		PROJECT NO.
		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		6.00



MANHOLES SHALL HAVE A CORROSION RESISTANT LINER



BENCHMARKS
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ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN

SS-1 (START- STA. 32+00)

LONE OAK, PHASE 1

City of Alvarado, Johnson County, Texas

PROJECT NO.
BBC010

SHEET NO.
7.05

MATCHLINE STA. 9+50 SEE SHEET 7.18

MATCHLINE STA. 9+50 SEE SHEET 7.18

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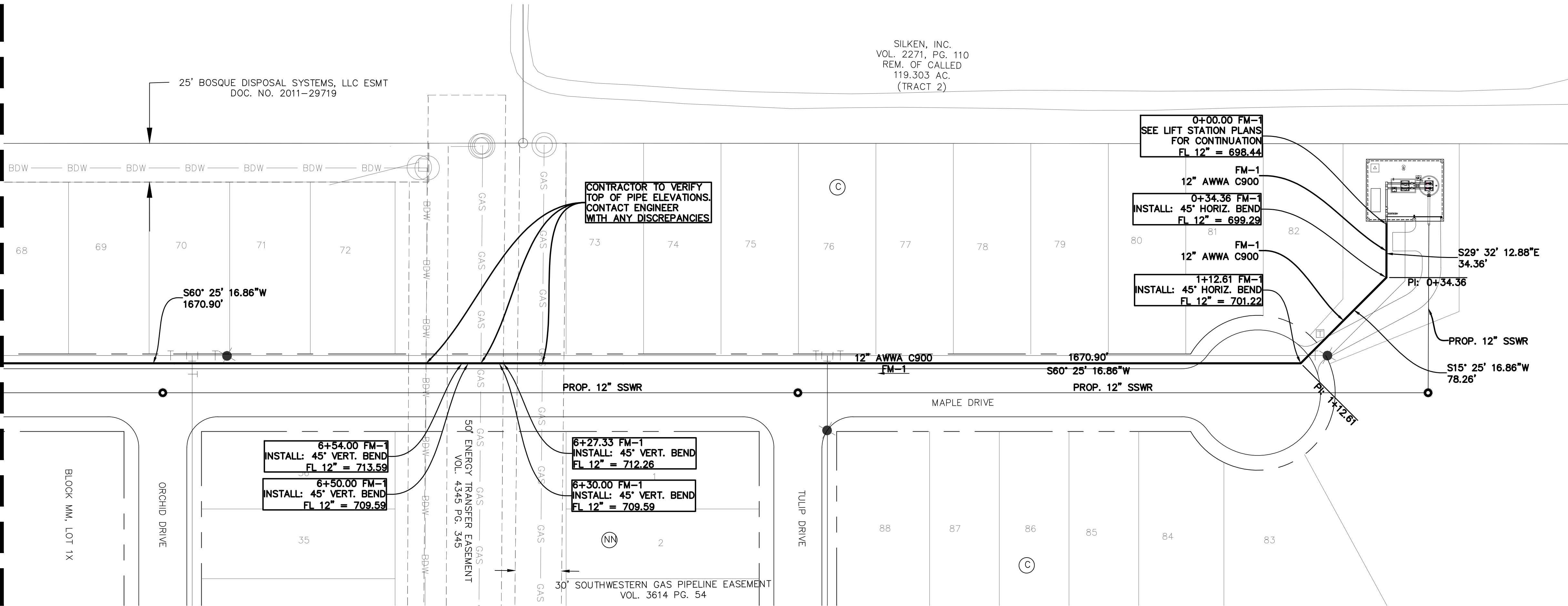
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DESIGNED BY: ---
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ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-25-2024

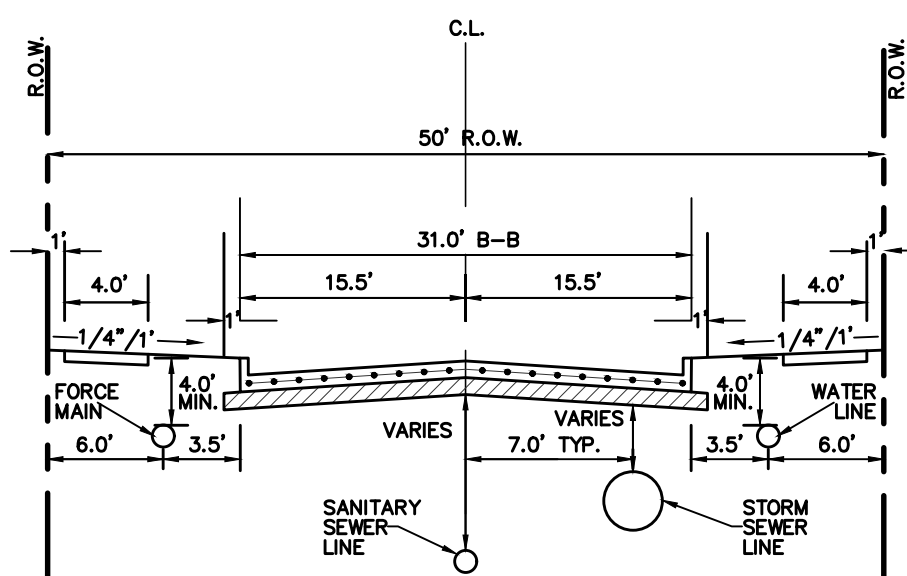
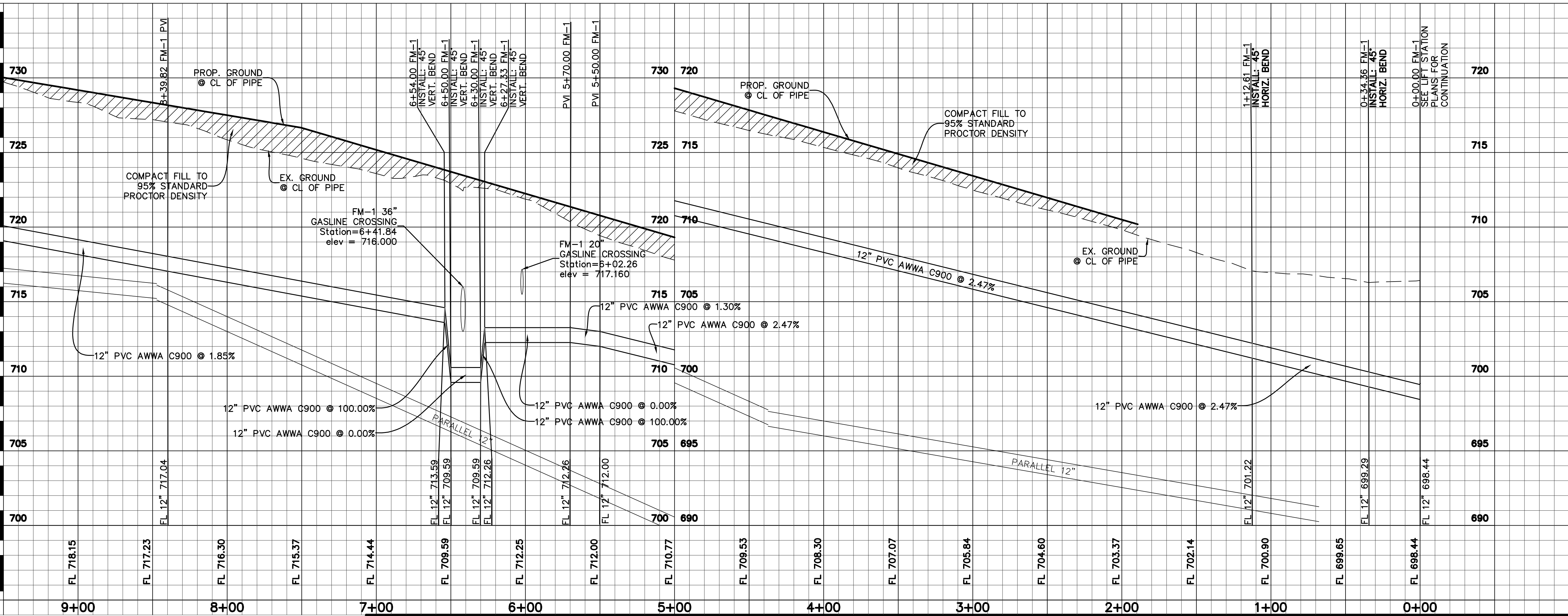


2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER		PROJECT NO.
FM-1 ST. 0+00 TO ST. 9+50		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		7.17



FM-1 (STA. 0+00 TO STA. 9+50)

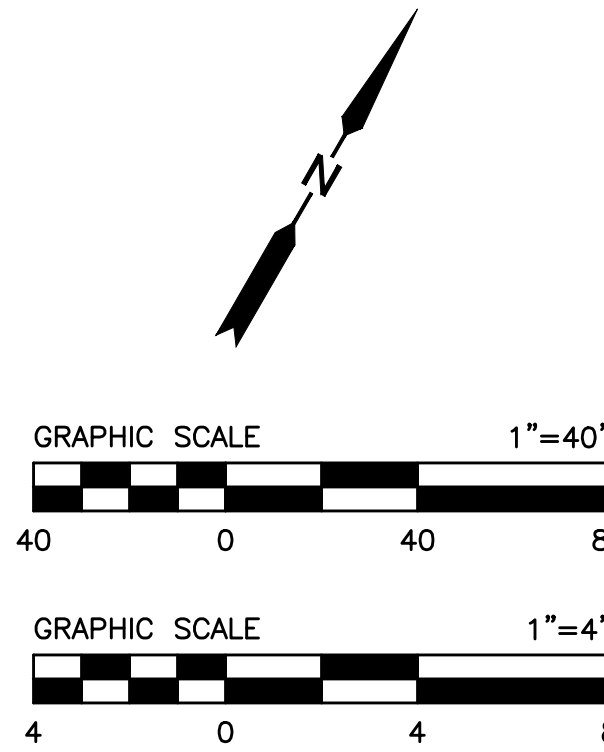


UTILITY LOCATIONS FOR
TYPICAL RESIDENTIAL
STREET SECTION
(N.T.S.)

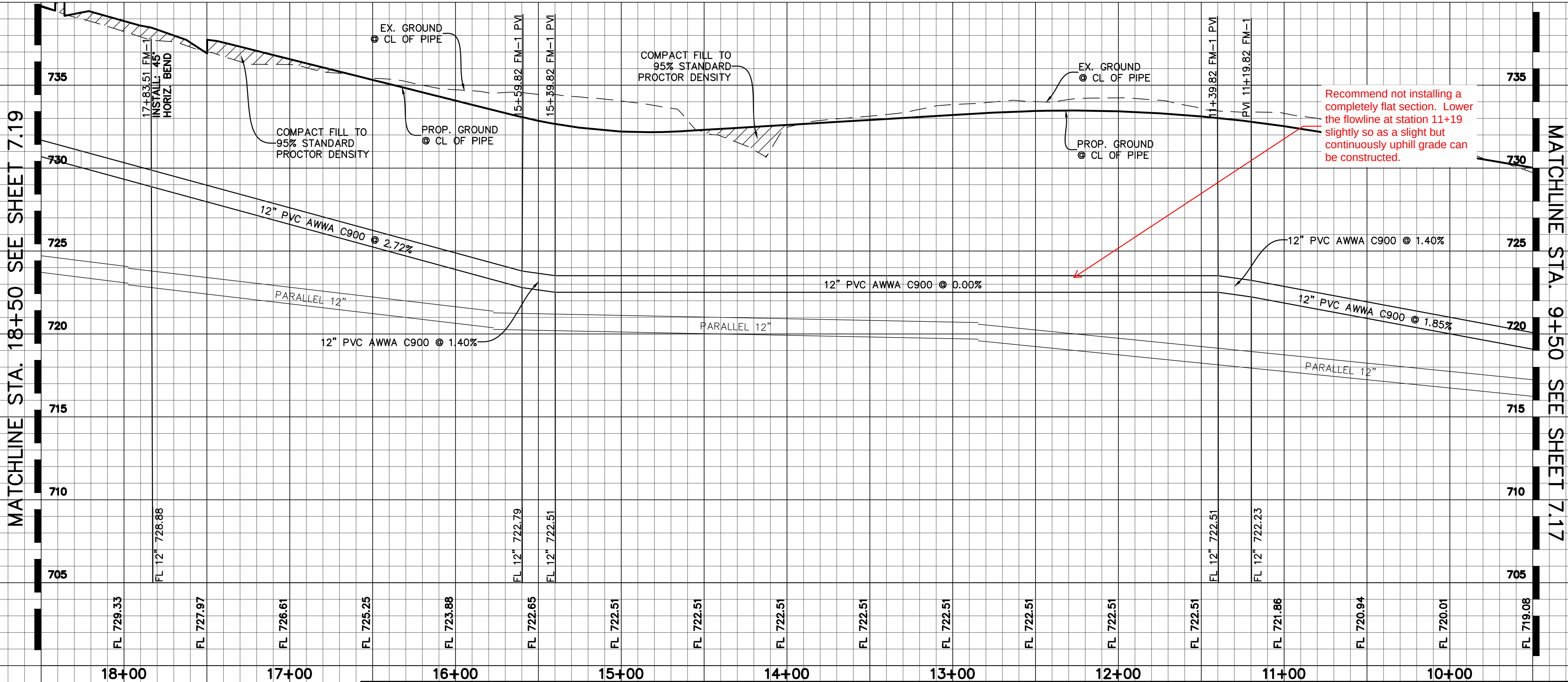
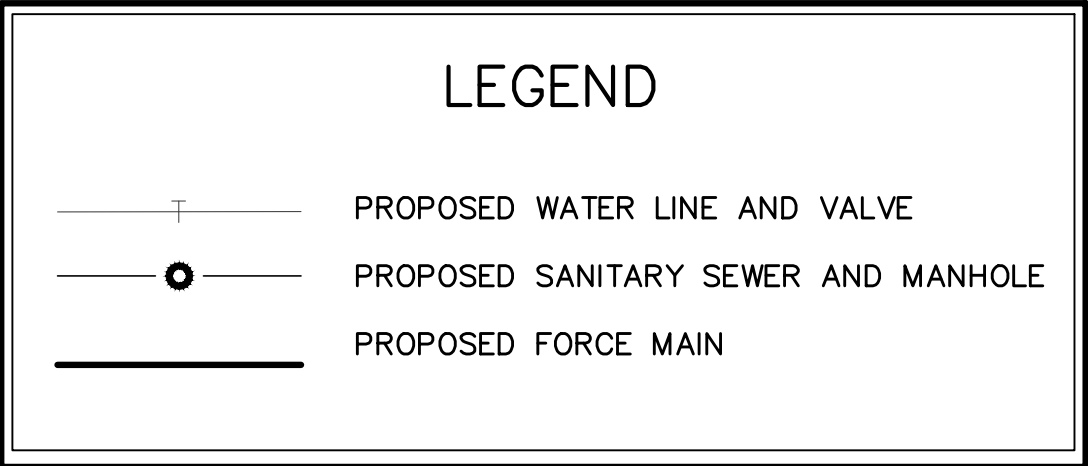
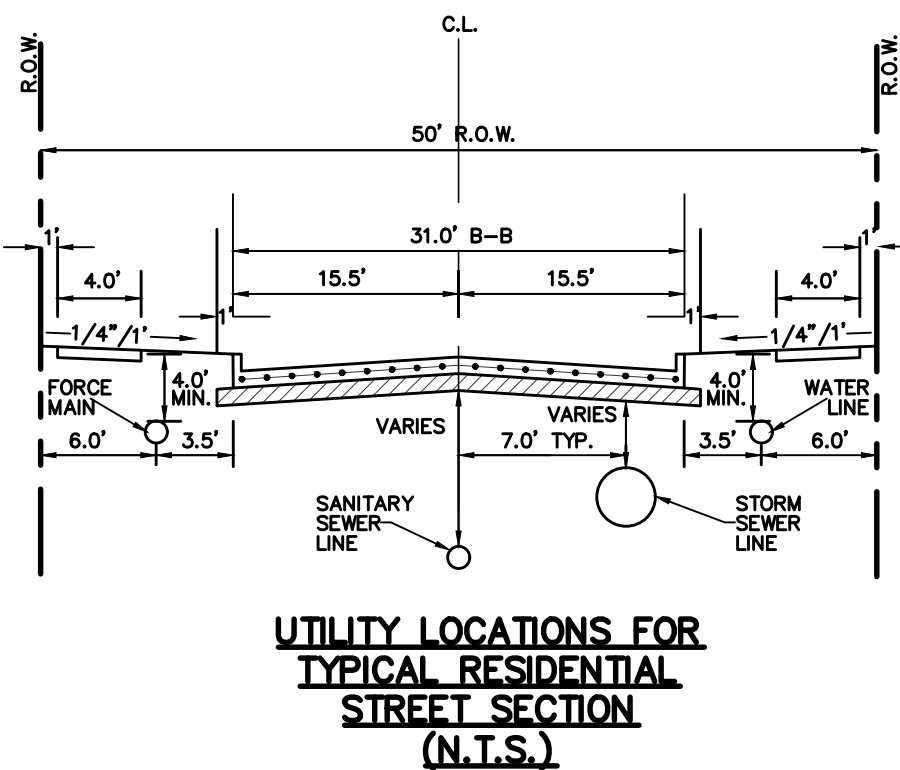
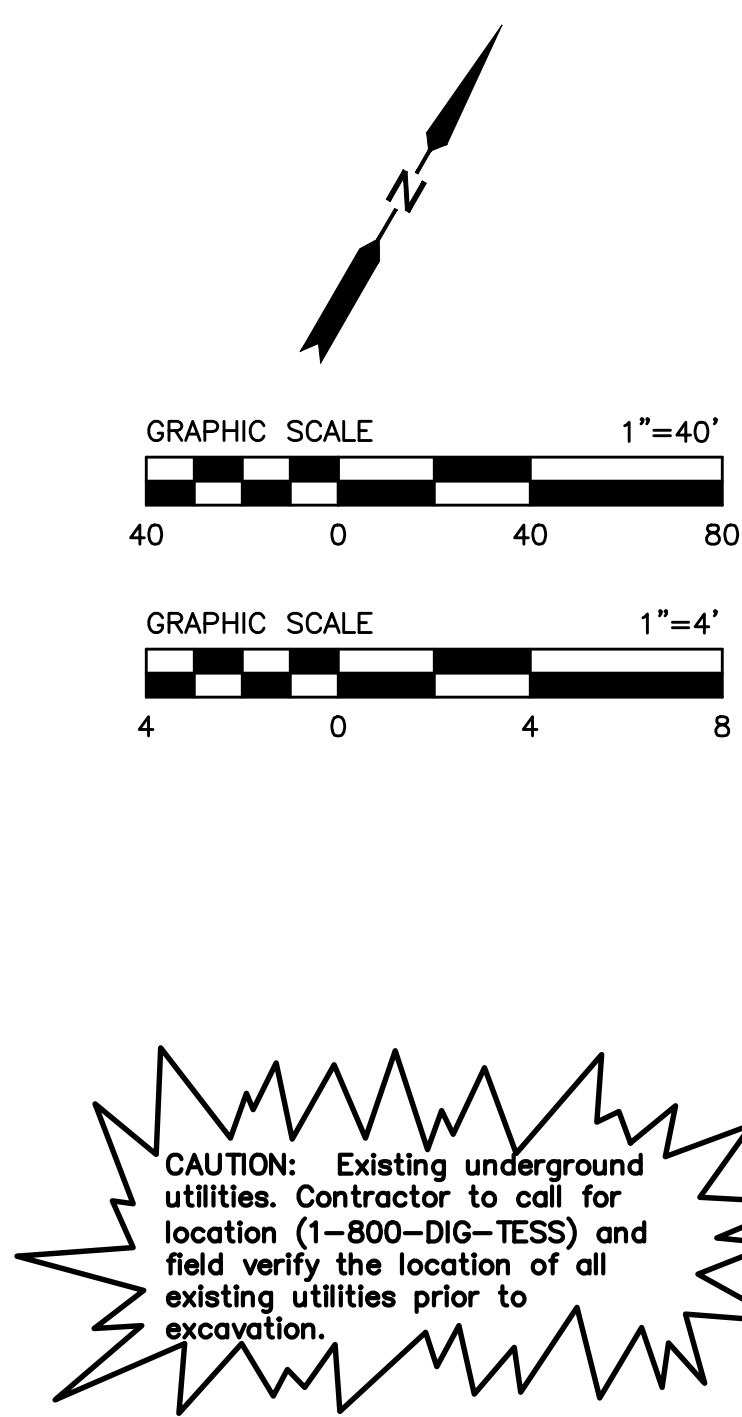
NOTE: BOSQUE DISPOSAL SYSTEMS LINE TO BE
POTHOLED BEFORE CONSTRUCTION. ENGINEER TO
BE NOTIFIED OF TOP OF PIPE ELEVATION AND PIPE SIZE.

LEGEND	
	PROPOSED WATER LINE AND VALVE
	PROPOSED SANITARY SEWER AND MANHOLE
	PROPOSED FORCE MAIN

Force main sizing will be confirmed
with the lift station review



CAUTION: Existing underground
utilities. Contractor to call for
location (1-800-DIG-TESS) and
field verify the location of all
existing utilities prior to
excavation.



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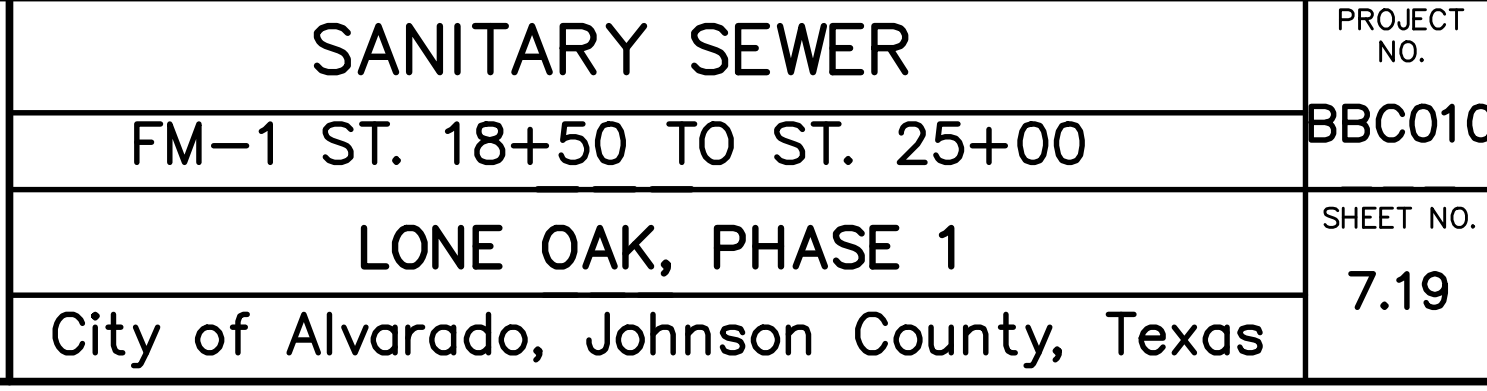
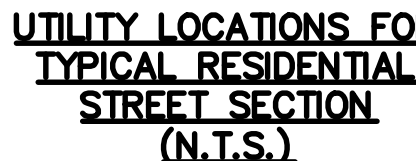
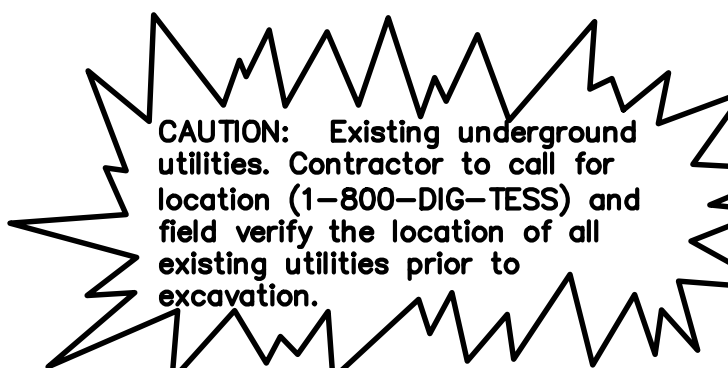
ENGINEER: Chris Wall, P.E. _____

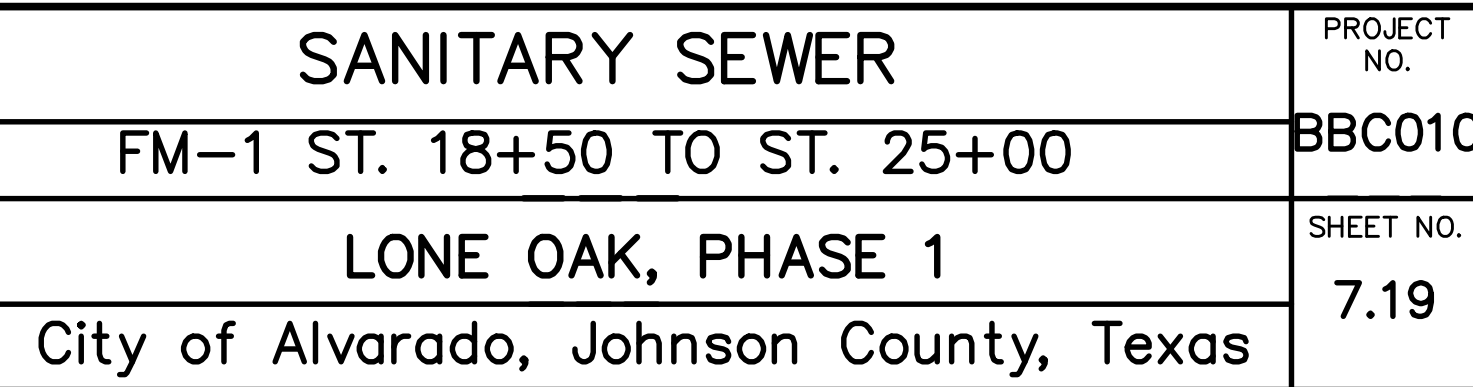
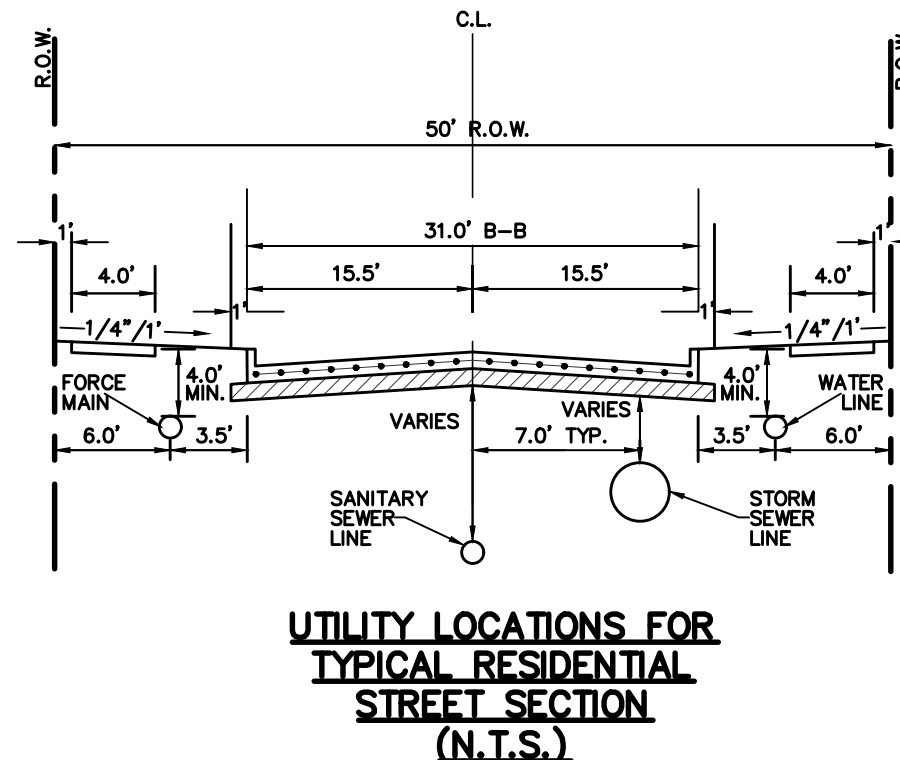
P.E. No. 123372 Date: 03-25-2024



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TBPE No. F-438
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SANITARY SEWER		PROJECT NO.
FM-1 ST. 9+50 TO ST. 18+50		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		7.18



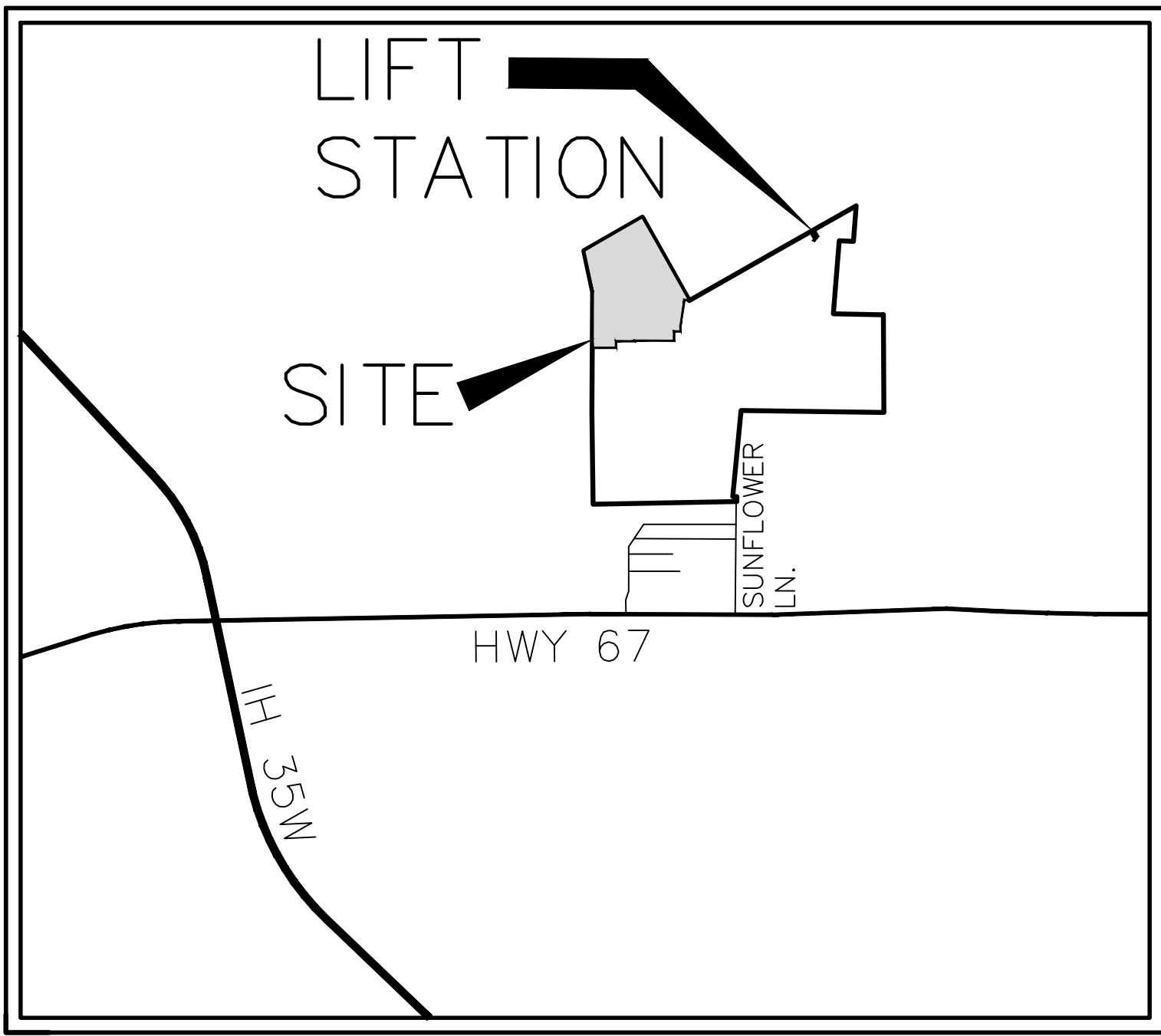


ENGINEERING PLANS
FOR
LONE OAK PHASE 1
LIFT STATION
CITY OF ALVARADO
JOHNSON COUNTY, TEXAS
APRIL 2024

Preliminary Plat not reviewed with this submittal.

Downstream capacity is limited in the existing SS system. Improvements cannot be accepted by the City prior to downstream capacity being provided or an alternate agreement with the City.

BHC Review Note: 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



VICINITY MAP
N.T.S.

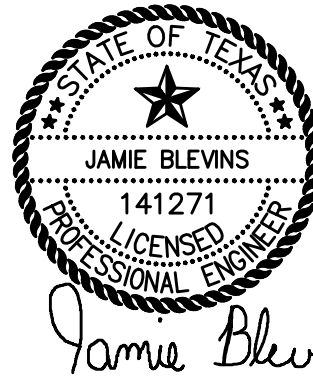
OWNER/DEVELOPER

GRBK EDGEWOOD, LLC
2805 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
817-658-2112
CONTACT: BOBBY L. SAMUEL III
EMAIL: BSAMUEL@GREENBRICKPARTNERS.COM

ENGINEER - SURVEYOR

JBIPARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONTACT:
JAMIE BLEVINS, PE
JBLEVINS@JBIPARTNERS.COM
817-323-7984



The seal appearing on this document was
by Jamie Blevins
141271. Altered
sealed document
proper notification
responsible
offense and
Engineering
04/2024

BHC Fourth Review
05-09-2024

Fourth review of the Lone Oak Phase 1 Lift Station Electrical Plans submittal. Our review is for general compliance with the City of Alvarado development requirements. It is based on the City's Code of Ordinances and Good Engineering Practice, and does not relieve the design engineer of their responsibilities as the Engineer of Record under the Texas Engineering Practice Act.

Resubmittal shall include previous review comments and the Engineer's responses to each comment, either on the marked up sheets or as a separate response letter.

Andrew Mata Jr., P.E.

LONE OAK, PHASE 1
LIFT STATION
INDEX

SHEET NO.	DESCRIPTION
LS-00	COVER SHEET
PPT1-PPT8	PRELIMINARY PLAT
LS-01	SITE PLAN
LS-02	LAYOUT & DIMENSION PLAN
LS-03	SECTION A
LS-04	SECTION B
LS-05	CALCULATIONS
LS-06	PUMP DETAILS
LS-07	ODOR CONTROL DETAILS
LS-08	SUBGRADE & BACKFILL REQUIREMENTS
LS-09	MISCELLANEOUS DETAILS
LS-10	THRUST BLOCKING & PIPE SUPPORT DETAILS
LS-11	SLIDING GATE DETAILS
LS-12	FENCE DETAILS
EXHIBIT	BASIN AREA MAP - FOR REFERENCE
	ALTERNATE HAUL ROUTE - FOR REFERENCE

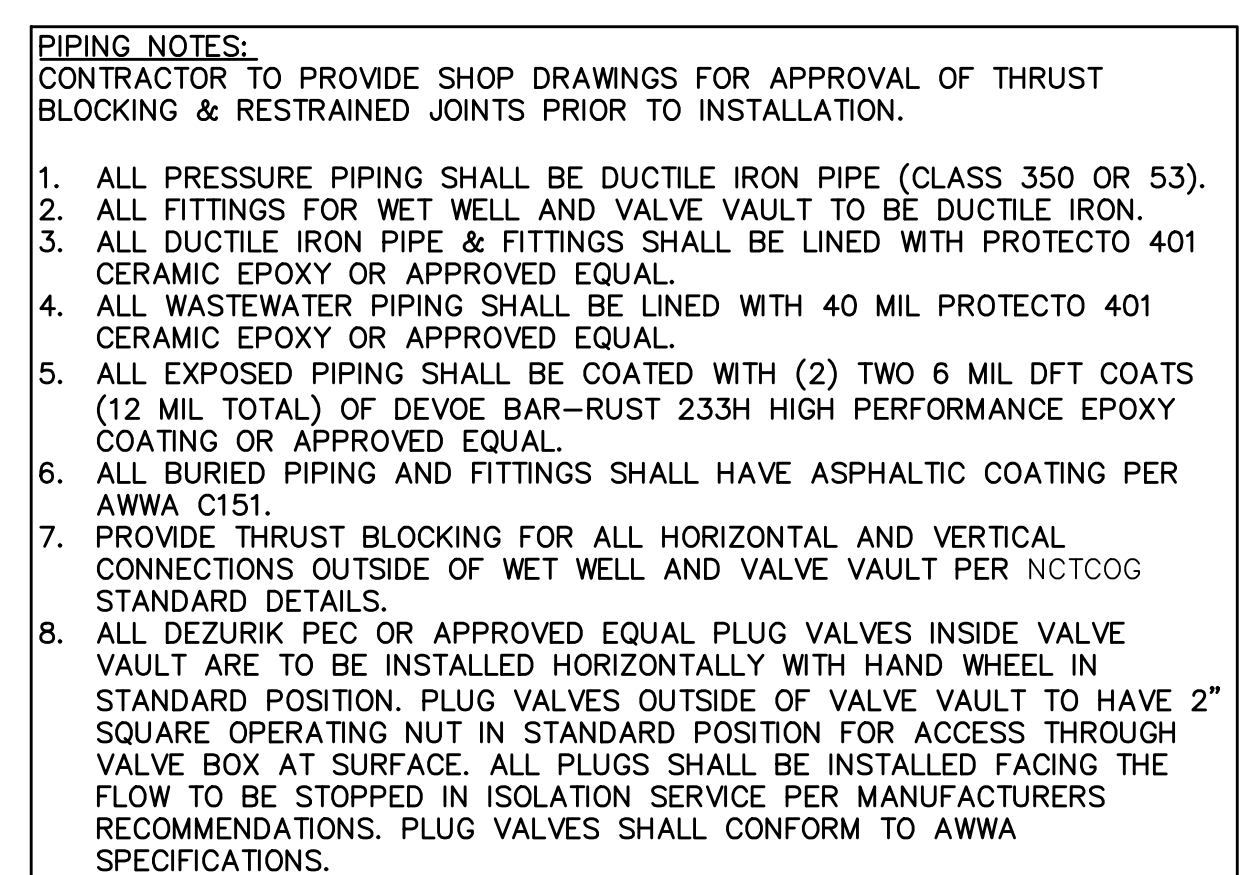
ELECTRICAL DRAWINGS BY BAIRD GILROY & DIXON, LLC

E-01	ELECTRICAL LEGENDS, SCHEDULES, AND NOTES
E-02	ELECTRICAL SITE PLAN
E-03	ELECTRICAL WET WELL LAYOUT
E-04	ELECTRICAL ONE-LINE DIAGRAM
E-05	ELECTRICAL CONTROL DIAGRAMS SHEET 1
E-06	ELECTRICAL CONTROL DIAGRAMS SHEET 2
E-07	ELECTRICAL CONTROL DIAGRAMS SHEET 3
E-08	ELECTRICAL DETAILS SHEET 1
E-09	ELECTRICAL DETAILS SHEET 2
E-10	ELECTRICAL DETAILS SHEET 3
E-11	ELECTRICAL DETAILS SHEET 4

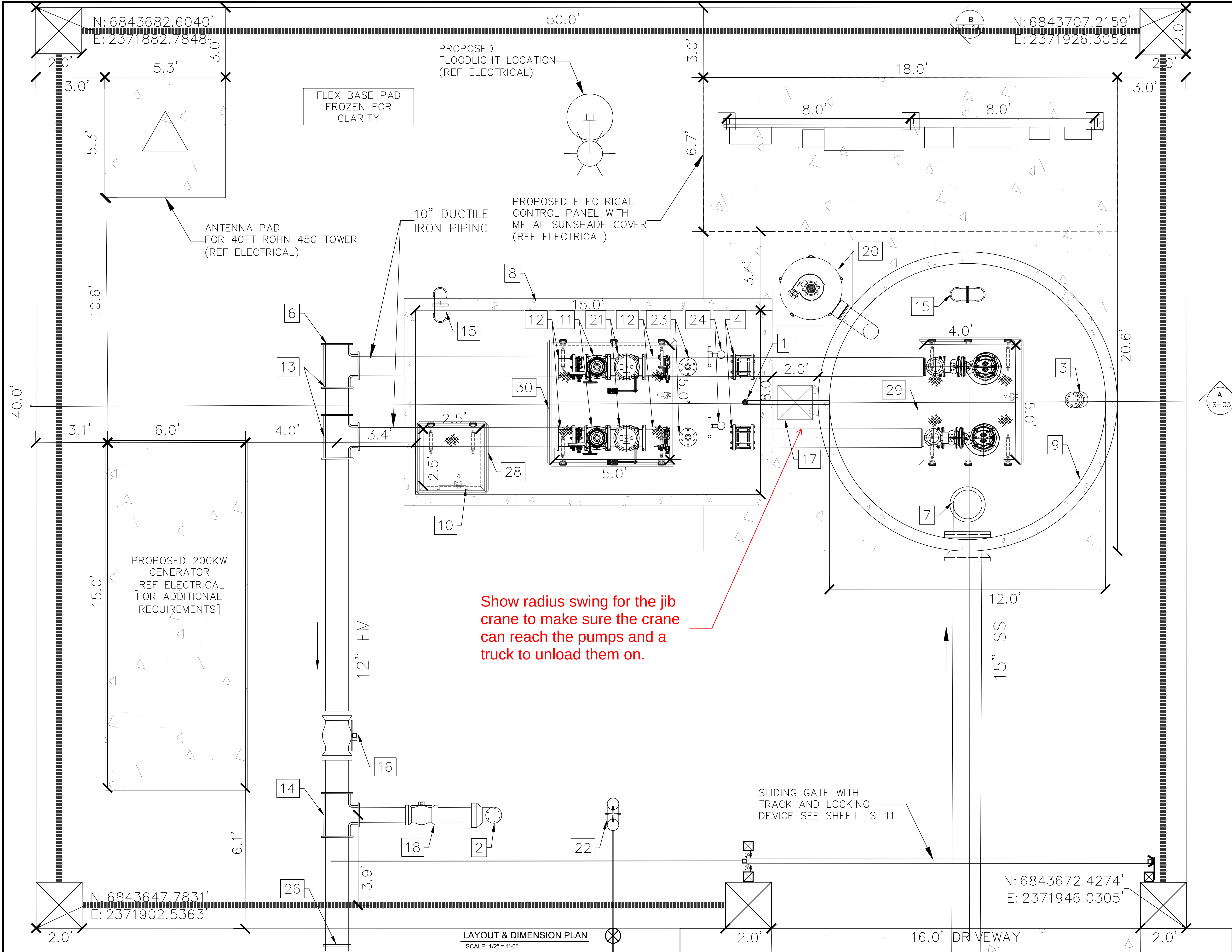
FINAL ELECTRICAL PLANS SHALL BE
SIGNED, SEALED, AND DATED BY A
PROFESSIONAL ENGINEER REGISTERED IN
THE STATE OF TEXAS

PRELIMINARY PLANS SHALL NOT BE
REVIEWED. THE INTENT OF REVIEW BY
THE CITY IS ON FINAL COMPLETE PLANS.

CONFIRM FINAL ELECTRICAL PLANS HAVE
BEEN QA/QC'ED WHEN SUBMITTING



LIFT STATION	PROJECT NO.
SITE PLAN	BBC010
LONE OAK, PHASE 1	SHEET NO.
City of Alvarado, Johnson County, Texas	LS-01



SCADA SYSTEM
COMPANY: WALLACE ELECTRIC
CONTACT: PAYTON WALLACE
PHONE: 254-495-7901

CONTRACTOR SHALL PURCHASE
PUMPS FROM GLOBAL PUMP
SOLUTIONS
CONTACT: CHARLES NORMAN
PHONE: 817-781-5858
• ALL GUIDE RAILS, TOP
MOUNTING BRACKETS FOR
GUIDE RAILS, SIDE
BRACKETS GUIDE RAILS,
POWER CABLE, CABLE
HOLDER, SAFETY CHAIN, &
CONTROL PANEL FOR PUMP
ARE TO BE PROVIDED BY
THE PUMP SUPPLIER

CAUTION: Existing underground utilities.
Contractor to call for location
(1-800-DIG-TESS) and field verify the
location of all existing utilities prior to
excavation.

*NOTE
FOR SUBGRADE STABILIZATION AND BACK
FILL REQUIREMENTS (SEE SHEET LS-08)

PAD IS SLOPED, SEE SHEET
LS-01 FOR CORNER ELEVATIONS

NUMBER REFERENCE TO NOTE

LIFT STATION ITEM KEY

1. FLOOR DRAIN IN VALVE VAULT WITH P-TRAP WITH SPRING ASSISTED FLAP CHECK VALVE INSIDE WET WELL.
2. 8" EMERGENCY BYPASS WITH PRESSURE RATED QDC CONNECTION AND DUST CAP.
3. 8" EMERGENCY BYPASS SUCTION LINE.
4. 10" RESTRAINT COUPLING (SMITH BLAIR 471 OR EQUAL) (2~TOTAL)
5. 10" 90° BEND (FL-FL) (2~TOTAL)
6. BLIND FLANGE ON 12" BRANCH OF TEE (MJ)
7. 24" RELINER DROP BOWL FOR 15" INLET PIPE.
8. 8'x15' PRECAST CONCRETE VAULT, CONTRACTOR TO PROVIDE STRUCTURAL SHOP DRAWINGS WITH SUBMITTALS.
9. 12" Ø ARMOROCK WET WELL. CONTRACTOR TO PROVIDE STRUCTURAL SHOP DRAWINGS WITH SUBMITTALS.
10. 18" WIDE ALUMINUM LADDER FOR ACCESS (SEE SHEET LS-09 FOR DETAILS)
11. 10" PLUG VALVE (FJ). (SEE PIPING NOTE 8) (2~TOTAL)
12. 10" DISMANTLING JOINT (SMITH BLAIR 973 OR APPROVED EQUAL) (4~TOTAL)
13. 12"x10" TEE (MJ) 90° HORIZ. THRUST BLOCKING. (2~TOTAL)
14. 12"x8" TEE (MJ) 90° HORIZ. THRUST BLOCKING.
15. 6" GOOSENECK VENT WITH POLYMER SCREEN INTAKE. (2~TOTAL)
16. 12" PLUG VALVE (MJ) W/VALVE BOX. (SEE PIPING NOTE 8)
17. THERN COMMANDER 2000 PORTABLE DAVIT CRANE WITH POWER WINCH AND PEDESTAL BASE OR APPROVED EQUAL.
18. 8" PLUG VALVE (MJ) W/VALVE BOX. (SEE PIPING NOTE 8)
19. PROVIDE "S-316" LINK SEAL MODULAR SEALS OR APPROVED EQUAL AT ALL CONCRETE PENETRATIONS FOR CONCRETE PENETRATIONS.
20. ODOR CONTROL UNIT (GC2-3B450) BY CARBTROL CORPORATION OR APPROVED EQUAL. (SEE SHEET LS-07 FOR DETAILS)
21. 10" SWING CHECK VALVE (FL-FL) APCO OR APPROVED EQUAL (2~TOTAL)
22. FASTEN 3/4" WOODFORD FREEZE LESS HOSE BIB TO 4" STEEL BOLLARD. HYDRANT TO BE PLACED 30" ABOVE FINISHED GRADE OF SLAB.
23. 2" SEWAGE AIR RELEASE VALVE TO BE PIPED TO FLOOR DRAIN (PER DETAIL SHEET LS-09) (HTEC MODEL 986-01 OR APPROVED EQUAL) (2~TOTAL)
24. 1" TAP AND PLUG FOR 4" PRESSURE GAUGE (PER DETAIL SHEET LS-09) (2~TOTAL)
25. 1" WATER PROOF EXPANSION JOINTS ALONG ALL EDGES AT ALL COLD JOINTS BETWEEN CONCRETE SLAB AND ISOLATED STRUCTURES.
26. 12" STEEL RESTRAINT COUPLING FOR TRANSITION FROM DUCTILE IRON TO PVC
27. STAINLESS STEEL ADJUSTABLE PIPE SUPPORT (SEE SHEET LS-10)
28. STAINLESS STEEL PEDESTRIAN ACCESS DOOR (USF, TPS 30"x30" ALUM) OR APPROVED EQUAL WITH FALL PROTECTION. LOCK IN THE OPEN POSITION. (SEE SHEET LS-09)
29. STAINLESS STEEL WET WELL ACCESS DOORS (USF, APD 55"x67") OR APPROVED EQUAL WITH FALL PROTECTION. LOCK IN THE OPEN POSITION. (SEE SHEET LS-09)
30. STAINLESS STEEL VALVE VAULT ACCESS DOORS (USF, TPD 67"x62" ALUM) OR APPROVED EQUAL WITH FALL PROTECTION. LOCK IN THE OPEN POSITION. (SEE SHEET LS-09)

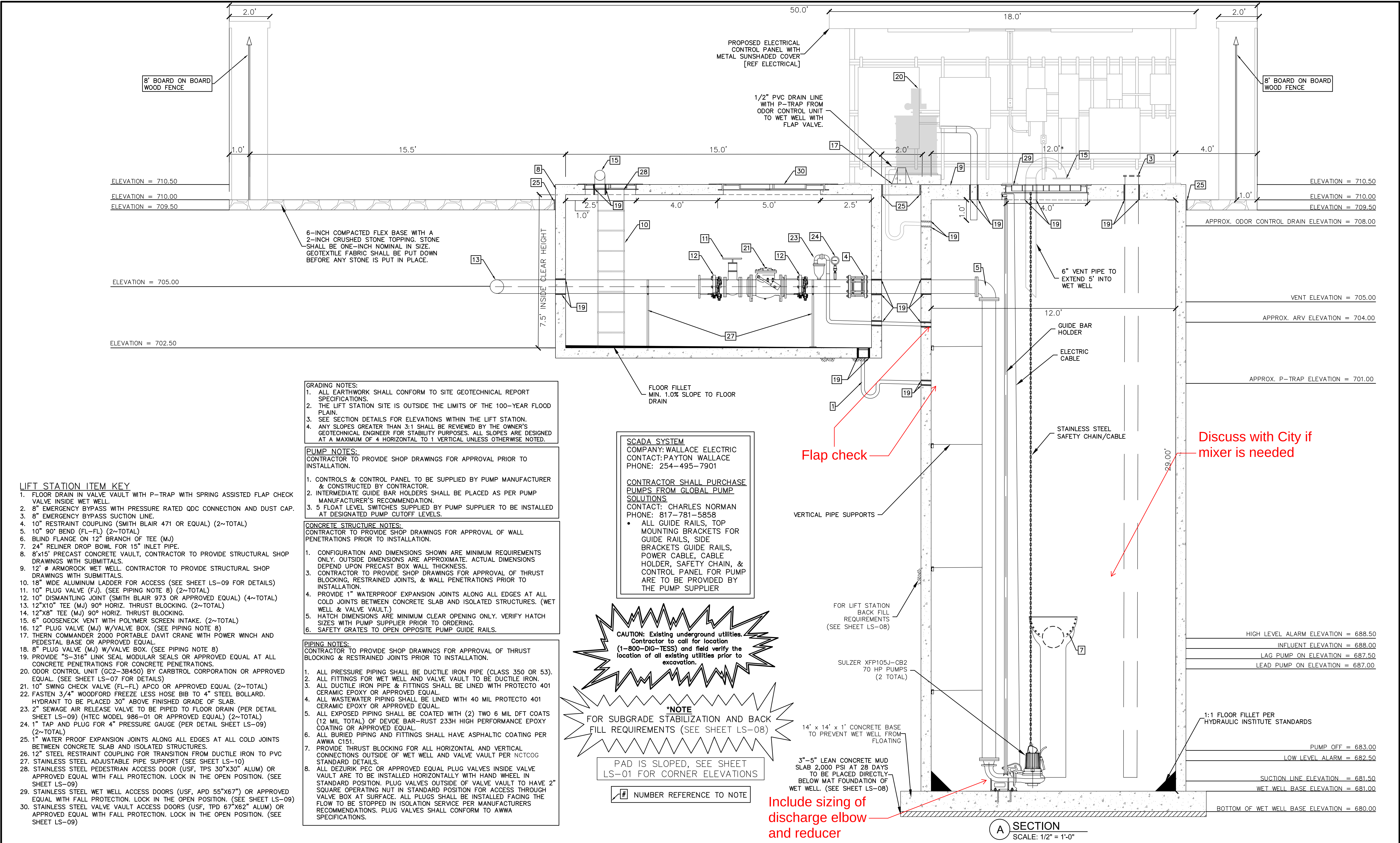
BENCHMARKS
BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505. ELEVATION = 707.20'
BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract. ELEVATION = 756.49'

REVISIONS DURING CONSTRUCTION				SUBMITTALS			
NO.	BY	DATE		NO.	DATE		

DESIGNED BY:
JB
DRAWN BY:
JB
CHECKED BY:
CW

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

LIFT STATION LAYOUT & DIMENSION PLAN		PROJECT NO. BBC010
LONE OAK, PHASE 1		SHEET NO. LS-02
City of Alvarado, Johnson County, Texas		



BENCHMARKS

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				DESIGNED BY:				 The seal appearing on this document was authorized by Jamie Blevins, P.E. 141271. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000	PROJECT NO.				BBC010	
				JB						SECTION A					
				DRAWN BY:						LONE OAK, PHASE 1					SHEET NO.
				JB						City of Alvarado, Johnson County, Texas					
				CHECKED BY:				 04/22/2022					LS-03		
				CW											
NO.	REVISIONS DURING CONSTRUCTION			BY	DATE	NO.	SUBMITTALS			DATE					

CONTRACTOR SHALL PURCHASE
PUMPS FROM GLOBAL PUMP
SOLUTIONS
CONTACT: CHARLES NORMAN
PHONE: 817-781-5858

- ALL GUIDE RAILS, TOP MOUNTING BRACKETS FOR GUIDE RAILS, SIDE BRACKETS GUIDE RAILS, POWER CABLE, CABLE HOLDER, SAFETY CHAIN, & CONTROL PANEL FOR PUMP ARE TO BE PROVIDED BY THE PUMP SUPPLIER

CAUTION: Existing underground utilities.
Contractor to call for location
(1-800-DIG-TESS) and field verify the
location of all existing utilities prior to
excavation.

*NOTE
FOR SUBGRADE STABILIZATION AND BACK
FILL REQUIREMENTS (SEE SHEET LS-08)

PAD IS SLOPED, SEE SHEET
LS-01 FOR CORNER ELEVATIONS

 # NUMBER REFERENCE TO NOTE

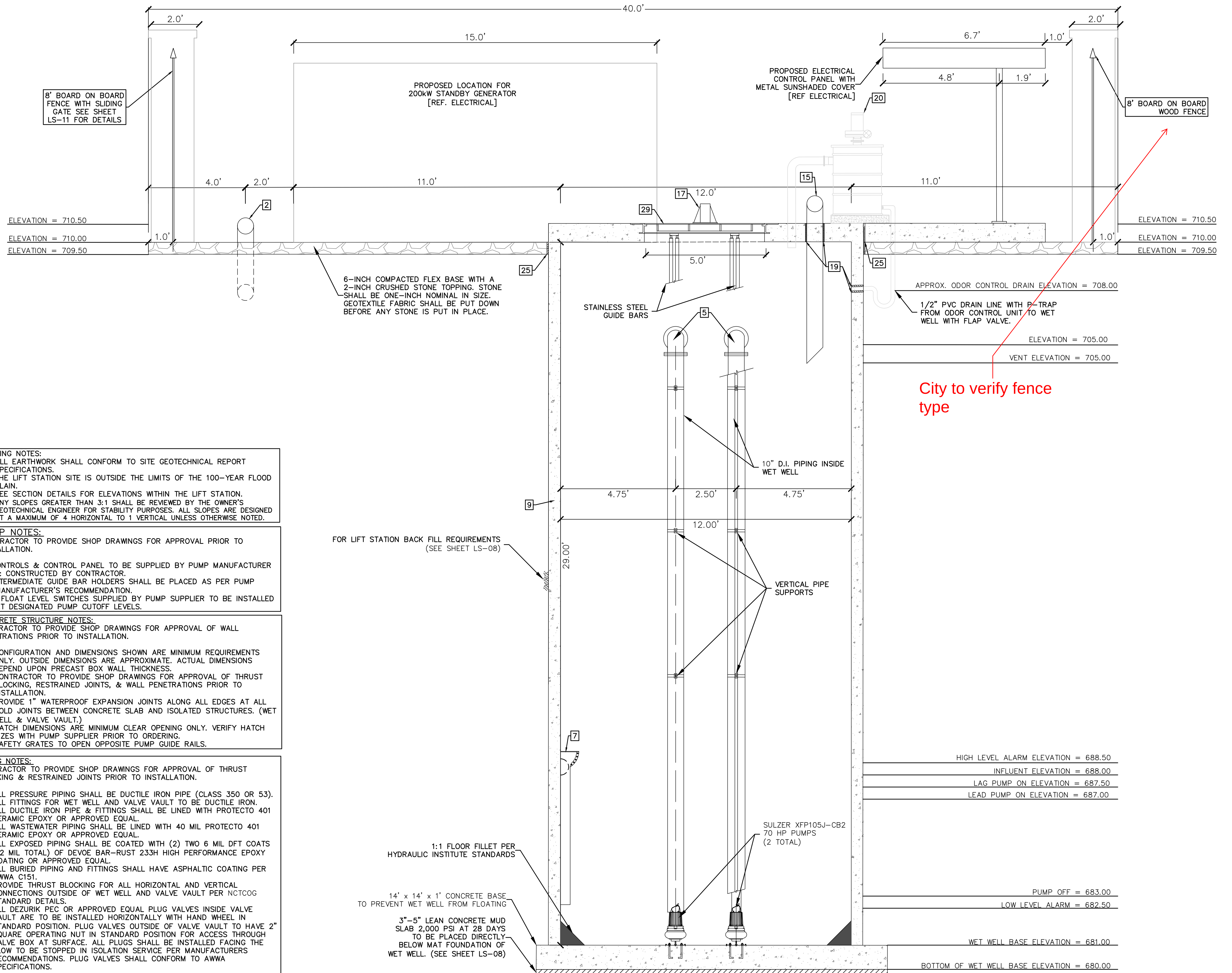
LIFT STATION ITEM KEY

1. FLOOR DRAIN IN VALVE VAULT WITH P-TRAP WITH SPRING ASSISTED FLAP CHECK VALVE INSIDE WET WELL.
2. 8" EMERGENCY BYPASS WITH PRESSURE RATED QDC CONNECTION AND DUST CAP.
3. 8" EMERGENCY BYPASS SUCTION LINE.
4. 10" RESTRAINT COUPLING (SMITH BLAIR 471 OR EQUAL) (2~TOTAL)
5. 10" 90° BEND (FL-FL) (2~TOTAL)
6. BLIND FLANGE ON 12" BRANCH OF TEE (M.J)
7. 24" RELINER DROP BOWL FOR 15" INLET PIPE.
8. 8'x15' PRECAST CONCRETE VAULT, CONTRACTOR TO PROVIDE STRUCTURAL SHOP DRAWINGS WITH SUBMITTALS.
9. 12" Ø ARMOROCK WET WELL. CONTRACTOR TO PROVIDE STRUCTURAL SHOP DRAWINGS WITH SUBMITTALS.
10. 18" WIDE ALUMINUM LADDER FOR ACCESS (SEE SHEET LS-09 FOR DETAILS)
11. 10" PLUG VALVE (F.J). (SEE PIPING NOTE 8) (2~TOTAL)
12. 10" DISMANTLING JOINT (SMITH BLAIR 973 OR APPROVED EQUAL) (4~TOTAL)
13. 12"x10" TEE (M.J) 90° HORIZ. THRUST BLOCKING. (2~TOTAL)
14. 12"x8" TEE (M.J) 90° HORIZ. THRUST BLOCKING.
15. 6" GOOSENECK VENT WITH POLYMER SCREEN INTAKE. (2~TOTAL)
16. 12" PLUG VALVE (M.J) V/VALVE BOX. (SEE PIPING NOTE 8)
17. THERM COMMANDER 2000 PORTABLE. DAWT CRANE WITH POWER WINCH AND PEDAL BASE OR APPROVED EQUAL.
18. 8" PLUG VALVE (M.J) V/VALVE BOX. (SEE PIPING NOTE 8)
19. PROVIDE "S-316" LINK SEAL MODULAR SEALS OR APPROVED EQUAL AT ALL CONCRETE PENETRATIONS FOR CONCRETE PENETRATIONS.
20. ODOR CONTROL UNIT (GC2-38450) BY CARBITROL CORPORATION OR APPROVED EQUAL. (SEE SHEET LS-07 FOR DETAILS)
21. 10" SWING CHECK VALVE (FL-FL) APCO OR APPROVED EQUAL (2~TOTAL)
22. FASTEN 3/4" WOODFORD FREEZE LESS HOSE BIB TO 4" STEEL BOLLARD. HYDRANT TO BE PLACED 30' ABOVE FINISHED GRADE OF SLAB.
23. 2" SEWAGE AIR RELEASE VALVE TO BE PIPED TO FLOOR DRAIN (PER DETAIL SHEET LS-09) (HTEC MODEL 986-01 OR APPROVED EQUAL) (2~TOTAL)
24. 1" TAP AND PLUG FOR 4" PRESSURE GAUGE (PER DETAIL SHEET LS-09) (2~TOTAL)
25. 1" WATER PROOF EXPANSION JOINTS ALONG ALL EDGES AT ALL COLD JOINTS BETWEEN CONCRETE SLAB AND ISOLATED STRUCTURES.
26. 12" STEEL RESTRAINT COUPLING FOR TRANSITION FROM DUCTILE IRON TO PVC
27. STAINLESS STEEL ADJUSTABLE PIPE SUPPORT (SEE SHEET LS-10)
28. STAINLESS STEEL PEDESTRIAN ACCESS DOOR (USF, TPS 30"x30" ALUM) OR APPROVED EQUAL WITH FALL PROTECTION. LOCK IN THE OPEN POSITION. (SEE SHEET LS-09)
29. STAINLESS STEEL WET WELL ACCESS DOORS (USF, APD 55"x67") OR APPROVED EQUAL WITH FALL PROTECTION. LOCK IN THE OPEN POSITION. (SEE SHEET LS-09)
30. STAINLESS STEEL VALVE WALK ACCESS DOORS (USF, TPD 67"x62" ALUM) OR APPROVED EQUAL WITH FALL PROTECTION. LOCK IN THE OPEN POSITION. (SEE SHEET LS-09)

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in front of residence located at 1317 County Road No. 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'



City to verify fence type

FOR LIFT STATION BACK FILL REQUIREMENTS
(SEE SHEET LS-08)

1:1 FLOOR FILLET PER
HYDRAULIC INSTITUTE STANDARDS

14' x 14' x 1' CONCRETE BASE
TO PREVENT WET WELL FROM FLOATING

3"-5" LEAN CONCRETE MUD
SLAB 2,000 PSI AT 28 DAYS
TO BE PLACED DIRECTLY
BELOW MAT FOUNDATION OF
WET WELL. (SEE SHEET LS-08)

B SECTION
SCALE: 1/2" = 1'-0"

DESIGNED BY:

DRAWN BY:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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CW

STATE OF TEXAS
★
JAMIE BLEVINS
141271
LICENSED
PROFESSIONAL ENGINEER

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2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

LIFT STATION

SECTION B

LONE OAK, PHASE 1

City of Alvarado, Johnson County, Texas

PROJECT NO.

3C010

SHEET NO. 1

6-04 |

Drawing: H: \Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Lift Station\BBC010-Lift Station.dwg Saved By: jbevins Save Time: 4/21/2024 10:51 AM Plotted by: jbevins Plot Date: 4/21/2024 10:53 AM

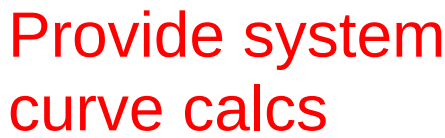
3.0 fps

formula for Off : Min. pump volute + 0.5 foot	
formula for Lead : Off + (Vmin/volume per foot)	
formula for Lag : Lead + 0.5 foot (arbitrary, adjust if desired)	
formula for Hi : Lag + 0.5 feet (arbitrary, adjust if desired)	
formula for Overflow: Lead + wet well depth req'd for 20 minutes	

Force main friction loss Hazen Williams equation $L_f = L * (2.313 * Q / (C * D^{2.63}))^{1.85}$

Cycle Time Analysis				
Phase	Units	Inflow (Q) gpm	Pump Flow Qp (gpm)	Cycle Time (min)
	300	330	1290	17.5
	500	550	1290	13.7
	800	880	1290	15.4
	1000	1100	1290	26.6
Buildout	1178	1296	1290	-722.3
	Wet Well Volume gpm per unit Pumping Rate		4309 gallons 1.10 1,290 gpm	

Update cycle time

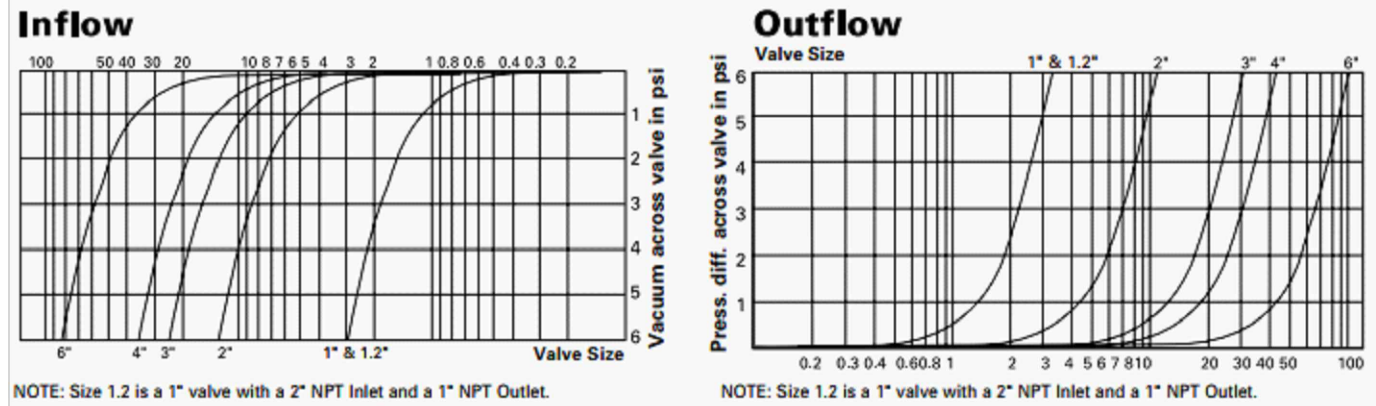


Wet Well Dimensions

Slope (S*)	Based on higher gradient on either side of valve in force main profile
------------	--

Performance Graphs For Air/Vacuum Valve

Graphs show air inflow/outflow through valve in standard cubic feet of free air per second (scfs). Curves shown are actual flow capacities at 14.7 psi barometric pressure and 70°F temperature based on actual test. These figures are not merely flow capacities across the orifice, but flow capacities across the entire valve. In the test set-up, air approach velocity is negligible, therefore actual flow capacity exceeds the values shown on chart.



NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

STATE OF TEXAS
JAMIE BLEVINS
141271
LICENSED
PROFESSIONAL ENGINEER

Jamie Blevins

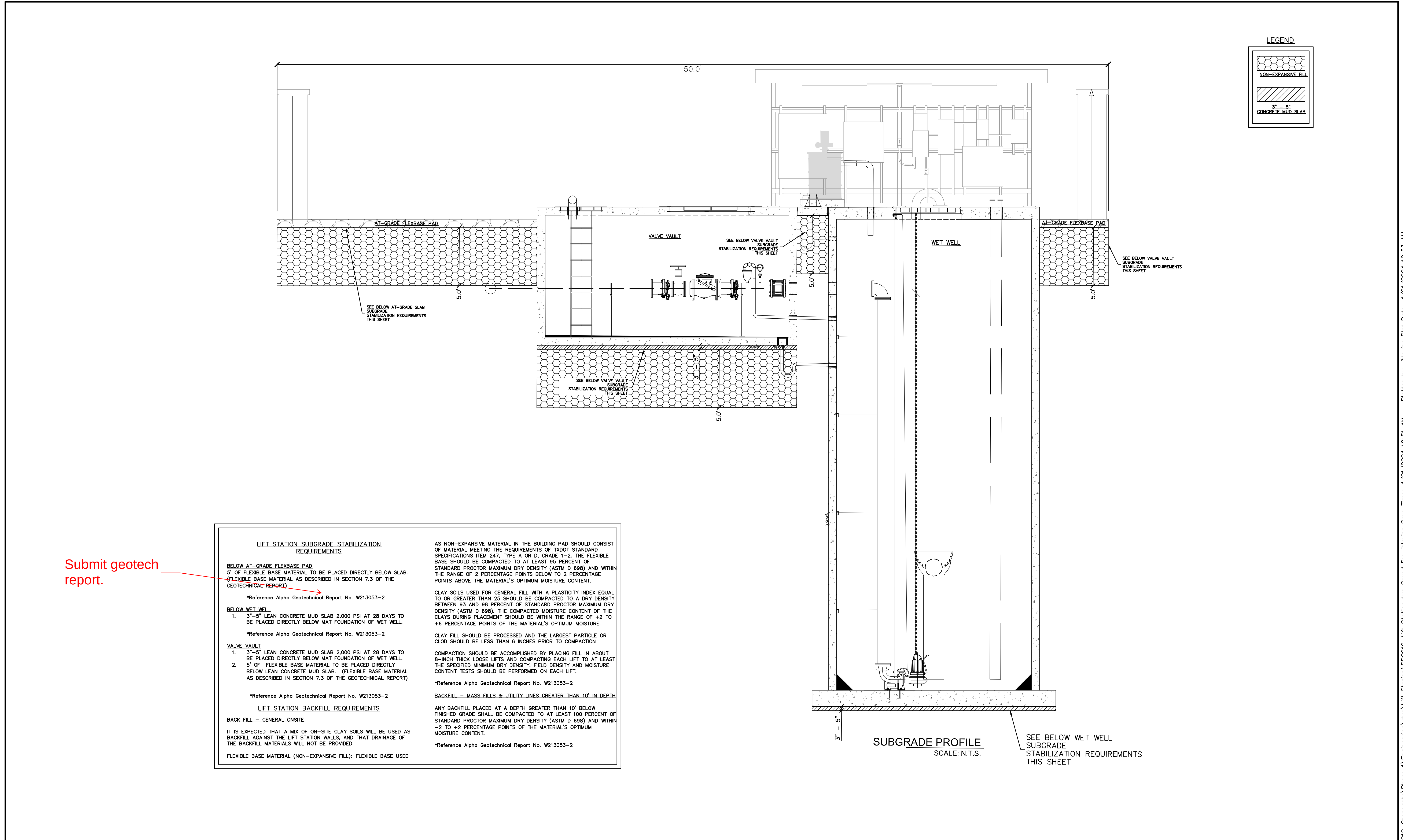


LIFT STATION CALCULATIONS

City of Alvarado, Johnson County, Texas

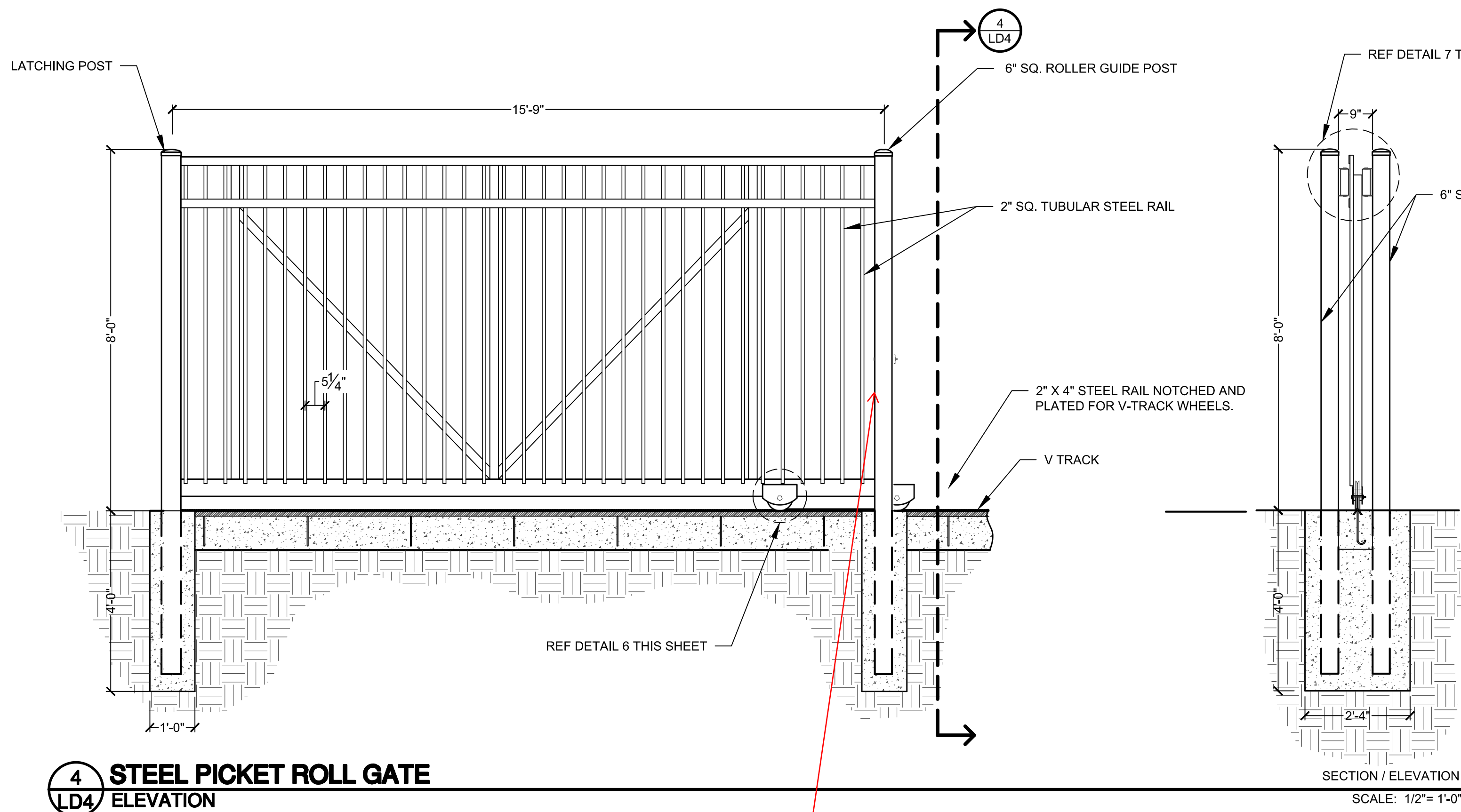
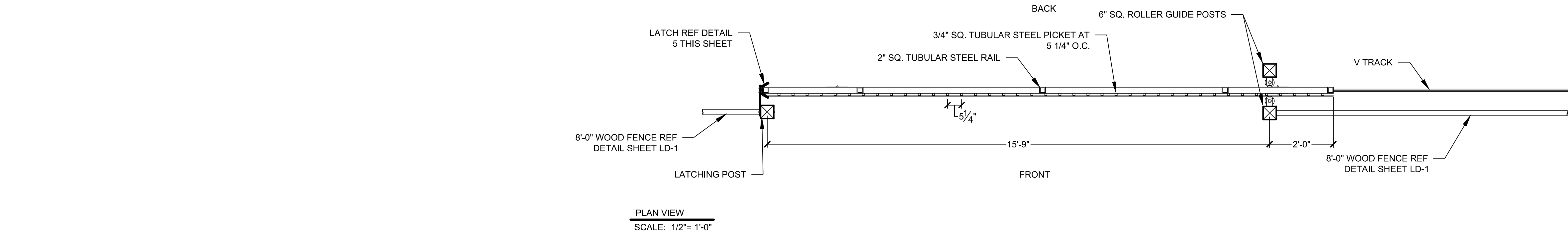
PROJECT NO.
BBC010

SHEET NO.
LS-05

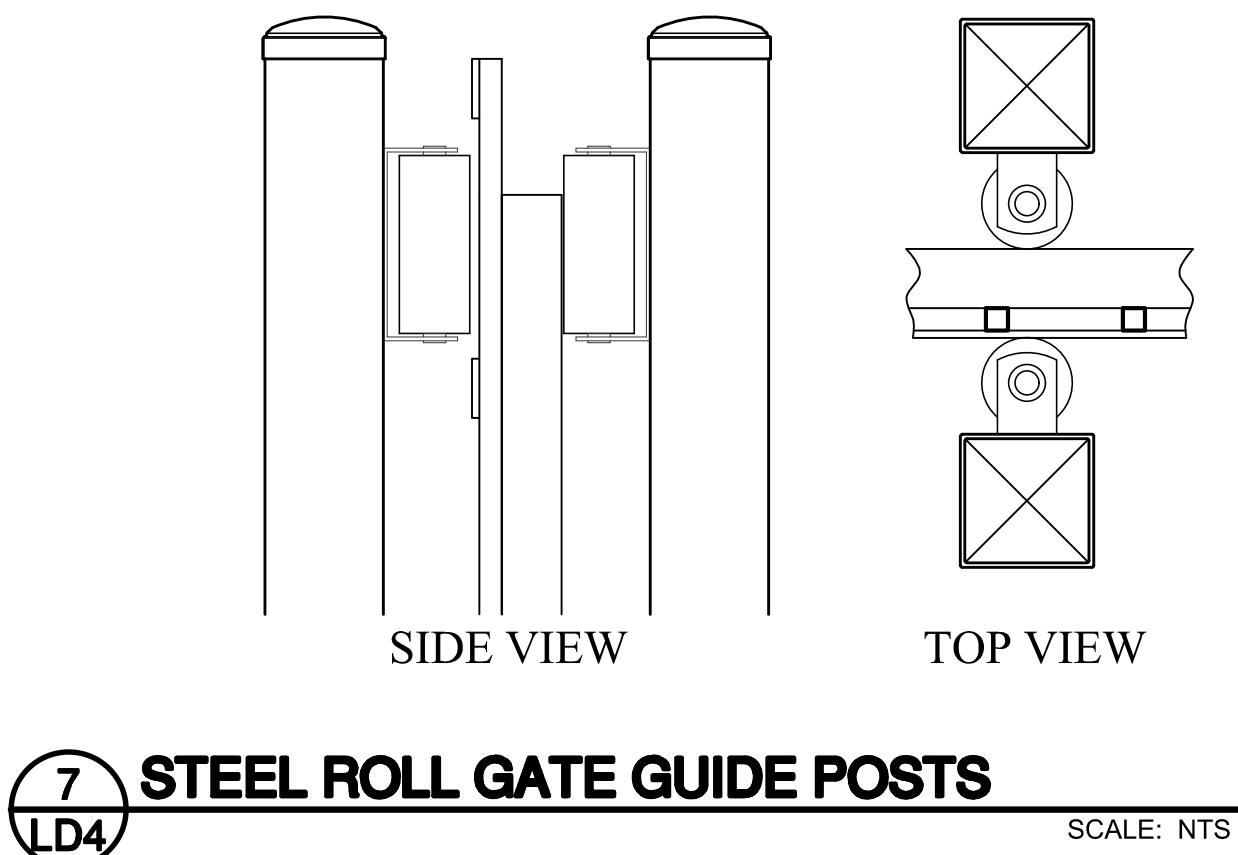
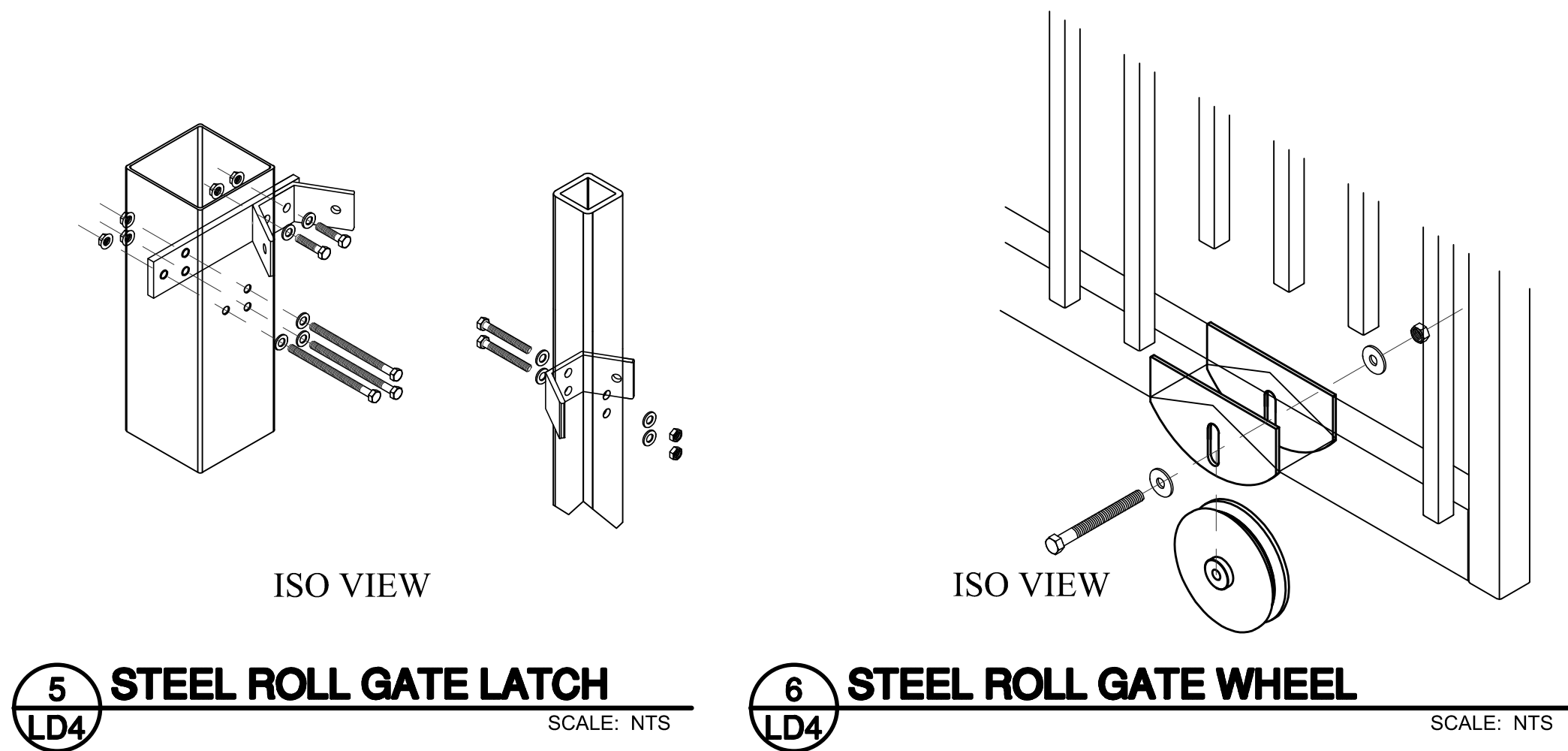


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										DRAWN BY: JB						SHEET NO. LS-08	
										CHECKED BY: CW						LIFT STATION SUBGRADE & BACKFILL REQUIREMENTS	
																LONE OAK, PHASE 1 City of Alvarado, Johnson County, Texas	
NO.		REVISIONS DURING CONSTRUCTION		BY	DATE	NO.		SUBMITTALS		DATE							

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'



Include locking rings
for padlocks



BENCHMARKS
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JB

DRAWN BY:
JB

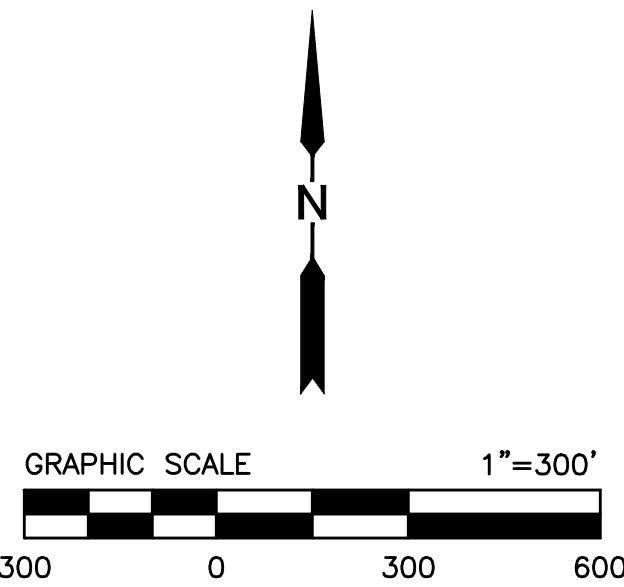
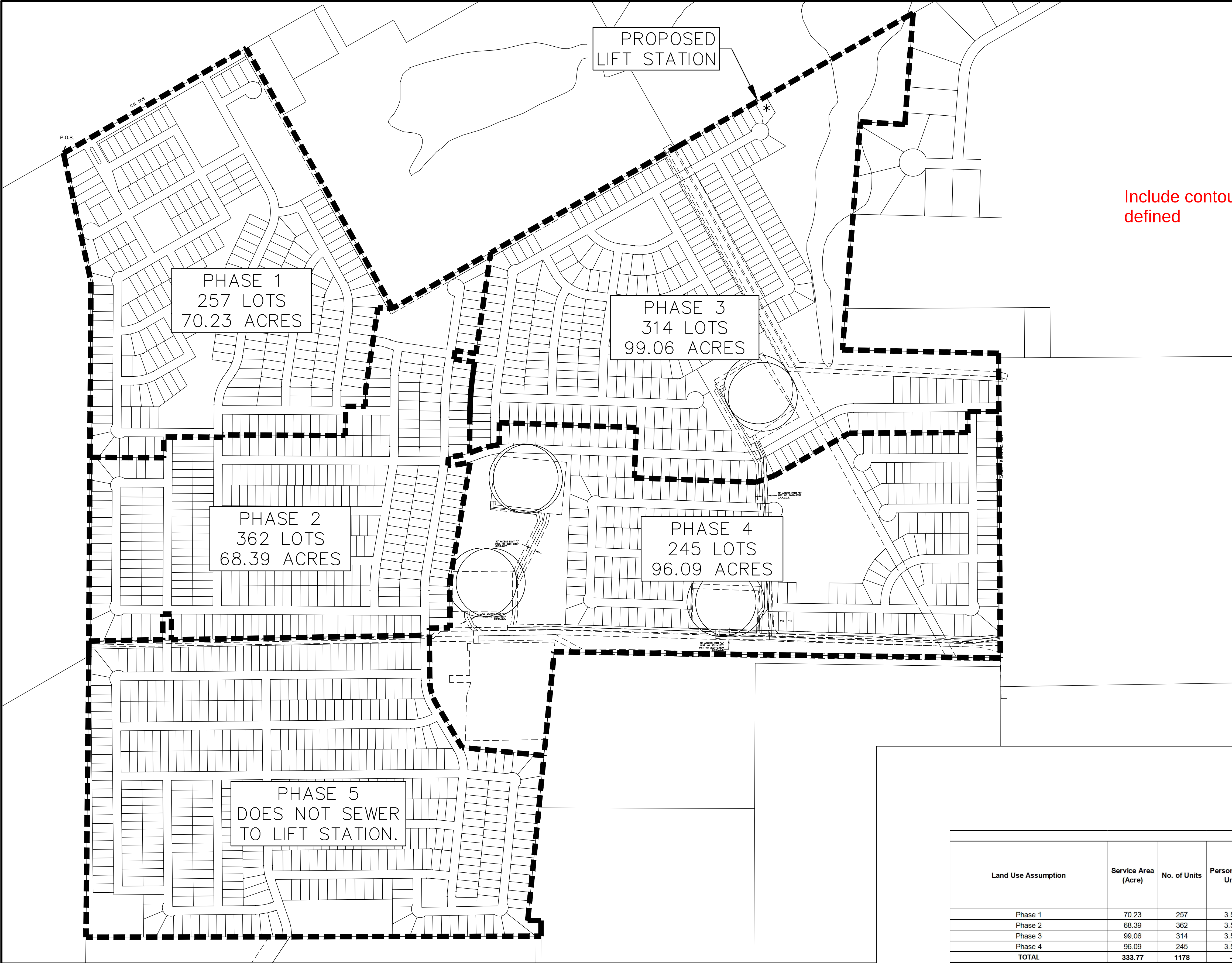
CHECKED BY:
CW

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Jamie Blevins 04/22/2022

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

LIFT STATION	PROJECT NO.
SLIDING GATE DETAILS	BBC010
LONE OAK, PHASE 1	SHEET NO.
City of Alvarado, Johnson County, Texas	LS-11



Design Flow Calculations												
Land Use Assumption	Service Area (Acre)	No. of Units	Persons Per Unit	Population	Unit Flowrate (gal/person/day)	Average Service Flow (gpd)	Average Service Flow (MGD)	Infiltration (gal/acre/day)	Infiltration Total (mgd)	Peak Factor (City)	Peak Flowrate (mgd)	Peak Flowrate (gpm)
Phase 1	70.23	257	3.50	900	100	89,950	0.0900	650	0.0456	4.0	0.4054	281.6
Phase 2	68.39	362	3.50	1267	100	126,700	0.1267	651	0.0445	4.0	0.5513	382.9
Phase 3	99.06	314	3.50	1099	100	109,900	0.1099	652	0.0646	4.0	0.5042	350.1
Phase 4	96.09	245	3.50	858	100	85,750	0.0858	653	0.0627	4.0	0.4057	281.8
TOTAL	333.77	1178	-	4123	-	412,300	0.4123	-	0.2175	-	1.8867	1296

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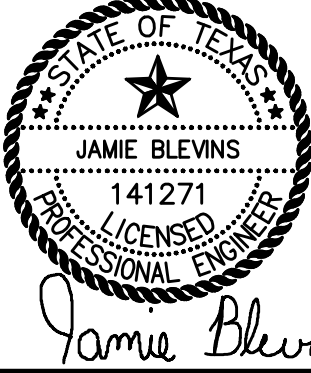
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ELEVATION = 756.49'

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04/22/2022



2121 Midway Road
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TBPE No. F-438
TBPLS No. 10076000

Basin Area Map		PROJECT NO.
		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		Exhibit

ELECTRICAL PLAN LEGEND	
SYMBOL	DESCRIPTION
	ABOVE GROUND CONDUIT
	UNDERGROUND CONDUIT
	GROUND CONDUCTOR
	GROUND WELL
	FLOODLIGHT
	20A, LIGHT SWITCH IN WEATHER-PROOF FS BOX
	PHOTO ELECTRIC SWITCH
	PRESSURE SWITCH
	FLOW INDICATING TRANSMITTER
	TEMPERATURE INDICATING TRANSMITTER
	20A, 125V, GFI RECEPTACLE IN METAL-CLAD WEATHER PROOF WHILE-IN-USE COVER
	JUNCTION BOX
	ALARM BEACON
	WEATHERHEAD
	CONDUIT MARKER (SEE CONDUIT SCHEDULE THIS SHEET)

ONE-LINE DIAGRAM LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	MOLDED CASE CIRCUIT BREAKER		OILER HEATER WITH THERMOSTAT
	STARTER (SIZE NOTED)		MOTOR WINDING THERMOSTAT
	THREE-PHASE MOTOR (HORSEPOWER NOTED)		POWER FACTOR CORRECTION CAPACITOR
	ELECTRICAL GROUND		POWER QUALITY MONITOR
	PHASE FAILURE RELAY		NEUTRAL/GROUND BOND
	PRESSURE SWITCH		ELAPSED TIME METER
	OILER SOLENOID		INDICATING LIGHT (COLOR AS SHOWN: G=GREEN, R=RED, A=AMBER, B=BLUE, W=WHITE)
	TEMPERATURE INDICATING TRANSMITTER		HAND-OFF-AUTO SWITCH
	LOCAL LOCK STOP		OFF-AUTO SWITCH
	TEMPERATURE SWITCH		TIME DELAY RELAY
	VIBRATION SWITCH		CONDUIT MARKER (SEE CONDUIT SCHEDULE THIS SHEET)
	FLOW METER		ITEM LOCATED ON LIFT STATION CONTROL PANEL SWING-OUT PANEL
	SURGE PROTECTIVE DEVICE		SOLID STATE REDUCED VOLTAGE STARTER
	MOTOR SPACE HEATER		
	SPECIAL DEVICE (SEE SCHEDULE THIS SHEET)		
	SOLID STATE OVERLOAD		

CONTROL DIAGRAM LEGEND	
SYMBOL	DESCRIPTION
	MOLDED CASE CIRCUIT BREAKER
	SELECTOR SWITCH
	PUSH BUTTON
	CONTROL/ TIME-DELAY RELAY - PLUG IN
	RELAY CONTACT (NORMALLY OPEN - NORMALLY CLOSED)
	TIME-DELAY RELAY CONTACT
	MOTOR STARTER COIL
	MOTOR OVERLOAD
	ELAPSED TIME METER
	INDICATING LIGHT - LED TYPE - PUSH-TO-TEST (COLOR AS SHOWN: G=GREEN, R=RED, A=AMBER, B=BLUE, W=WHITE)
	MOTOR SPACE HEATER
	TEMPERATURE SWITCH
	FLOAT SWITCH
	SPECIAL DEVICE (SEE SCHEDULE THIS SHEET)
	ITEM LOCATED ON LIFT STATION CONTROL PANEL SWING-OUT PANEL
	ITEM LOCATED ON SCADA PANEL SWING-OUT PANEL

ABBREVIATIONS

#PDT - # POLE, DOUBLE THROW;
WHERE # IS # OF POLES (S=SINGLE, D=DOUBLE)
A - AMPS OR AMPERES
ASP - AUTOSENSORY PANEL
BC - BARE COPPER
C - CONDUIT
CC - COPPER CLAD
CCB - CABLE GLAND BUSHING
CLR - CLEARANCE
CR - CONTROL RELAY
DTL - DETAIL
ETM - ELAPSED TIME METER
EW - EACH WAY
FG - FINISHED GRADE
FIN - FINISHED (AS IN FINISHED GRADE)
G; GND - GROUND
HDG - HOT DIPPED GALVANIZED
HTR - HEATER
M - MOTOR
MIN - MINIMUM
MLO - MAIN LUGS ONLY
MSH - MOTOR SPACE HEATER
NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
N; NEU - NEUTRAL
NG - NEUTRAL/GROUND BOND
NTS - NOT TO SCALE
OC - OFF CENTER
OL - OVERLOAD
P - POLES
PFCC - POWER FACTOR CORRECTION CAPACITOR
PROP - PROPOSED
PVC - POLYVINYL CHLORIDE
RGS - RIGID GALVANIZED STEEL
SCH - SCHEDULE
SHT - SHEET
SPD - SURGE PROTECTIVE DEVICE
S.S.; STN STL - STAINLESS STEEL
TD - TIME DELAY RELAY
TYP - TYPICAL
V - VOLT/VOLTAGE
W/ - WITH
WIU - WHILE IN USE
WP - WEATHERPROOF OR WEATHER PROTECTED
GFCI - GROUND FAULT CIRCUIT INTERRUPTER

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL AND NATIONAL CODES AND REQUIREMENTS.
- CONDUITS SHALL NOT BE ROUTED ACROSS WALKWAYS, PATHS OF ACCESS, TRAVEL, OR EGRESS. ROUTE BENEATH GRATINGS, IN CONCRETE STRUCTURES, OR AROUND EQUIPMENT. DO NOT ROUTE IN CONFLICT WITH OTHER PIPING, CONDUITS, EQUIPMENT, OR STRUCTURES.
- CONDUITS SHOWN ARE FOR SIGNIFICANT PIECES OF ELECTRICAL EQUIPMENT AND IN A DIAGRAMMATICAL ORIENTATION FOR CLARITY. INSTALL ALL CONDUITS AND CONDUCTOR SPECIFIED IN OTHER ELECTRICAL SCHEMATICS, SCHEDULES, SPECIFICATIONS, AND AS REQUIRED FOR VENDOR SUPPLIED EQUIPMENT. ROUTE CONDUITS THE BEST WAY TO MINIMIZE BENDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS ASSOCIATED WITH THE WORK. THE COSTS OF THE PERMITS, IF ANY, SHALL BE BORNE BY THE CONTRACTOR.
- VERIFY BY FIELD INVESTIGATION THE LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE LIMITS OF THE WORK THAT MAY BE AFFECTED BY THE WORK. CONFLICTS WHICH ARISE DUE TO THE NEGLIGENCE OF THE CONTRACTOR TO LOCATE, HORIZONTALLY AND VERTICALLY, EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL RECEPTACLES INSTALLED OUTDOORS AND INDOOR RECEPTACLES MARKED AS "WPWU" ON THE PLANS SHALL BE GFI TYPE WITH METAL WEATHERPROOF WHILE-IN-USE COVERS.
- ALL EXTERIOR ABOVE GRADE CONDUIT INSTALLED OUTDOORS AND OTHER WET AND OR CORROSIVE AREAS SHALL BE PVC-COATED ALUMINUM CONDUIT WITH STAINLESS STEEL MOUNTING HARDWARE.
- PROVIDE TRADITIONAL "NEMA" DEVICES AS DEFINED IN NEMA STANDARDS PUBLICATION NO. ICS 2.4.2003. IEC COMPONENTS ARE NOT ALLOWED.

SPECIAL DEVICE SCHEDULE			
ITEM	DESCRIPTION	ITEM	DESCRIPTION
	CABINET FAN - HOFFMAN CAT NO. A-PA4AXFN, 21 WATT, 120V (WITH RAIN SHIELD GRILLE)		PHOTOELECTRIC SWITCH - INTERMATIC SERIES K1100, 120 VOLT - MODEL NO. K1121
	CABINET HEATER - HOFFMAN CAT NO. DAH1001A, 115 VAC, 100 WATT		PROGRAMMABLE LOGIC CONTROLLER -SCHNEIDER SCADAPACK PLC - SEE SPECIFICATION 13321 FOR ADDITIONAL REQUIREMENTS
	CONTROL RELAY - WITH 4 S.P.D.T. SWITCHES RATED 10 AMPS AT 120 VOLT, COIL VOLTAGE AS NEEDED, FLAG AND LED STATUS INDICATORS, REMOVABLE LOCK-DOWN DOOR, COLOR-CODED PUSH-TO-TEST BUTTON, PLUG IN BASE AND SOCKET		PUMP PROTECTION MODULE - SEAL LEAK AND WINDING OVERTEMP ALARM, INDICATION, AND PROTECTION AS SHOWN AND PER MANUFACTURER'S REQUIREMENTS
	EXHAUST GRILLE - HOFFMAN CAT NO. A-VK66 LOUVER WITH CAT NO. A-FLT66 FILTER K.T. (WITH RAIN SHIELD GRILLE)		PHASE FAILURE RELAY - DIVERSIFIED ELECTRONICS MODEL NO. SLD-440-ALE, 480 VOLT, THREE-PHASE
	ETHERNET SWITCH - 16-PORT SMART ETHERNET SWITCH, W/MODBUS TCP COMMUNICATIONS, MOXA SDS-3016		POWER SYSTEM MONITOR - EATON POWER XPERT MONITOR MODEL NO. PXM2260 W/ HARMONICS AND ETHERNET GATEWAY OR APPROVED EQUAL
	ELAPSED TIME METER - CRAMER #653S, 120 VOLT		24 VDC POWER SUPPLY WITH UPS - PHOENIX CONTACT TRIO SERIES W/QUINT-BAT - SIZE POWER SUPPLY FOR 50% GREATER THAN LOAD AND BATTERY FOR 15 MIN
	FLASHING BEACON - LED, 65FPM, 120V, RED POLYCARBONATE LENS, EDWARDS #48XBMR120A		900MHZ INDUSTRIAL SERIAL RADIO FREEWAVE FGR3-CE-U, 24VDC, 902-928 MHZ, RF DATA RATE 80KBPS/115.2KBPS
	FLOAT SWITCH - DIRECT ACTING FLOAT SWITCH WITH 50 FOOT CABLE - SIEMENS MODEL 9G OR ANCHOR SCIENTIFIC ROTO-FLOAT-SST. PROVIDE CAST-IRON ADJUSTABLE WEIGHT FOR EACH FLOAT.		SURGE PROTECTION DEVICE - UL 1449, STATUS INDICATING LIGHTS, MOV TYPE SURGE ARRESTOR; RATED 50,000 AMPS PROTECTION MINIMUM
	VIBRATING PANEL MOUNT HORN - NEMA 4X, 120 VOLT - EDWARDS MODEL NO. 870P-N5		SURGE PROTECTIVE DEVICE - UL 1449 4TH EDITION, NOMINAL 120V, DIN RAIL MOUNTED; PHOENIX CONTACT MODEL PT2-PE/S-120 AC/FM PART #2856812 APPROVED EQUAL
	INTRINSICALLY SAFE RELAY - LOW CURRENT ISOLATION SWITCH, 5 AMPS, 24VDC CONTACTS		ANALOG SIGNAL SURGE PROTECTIVE DEVICE - PHOENIX CONTACT TT-2-PE/S1-24DC
	INDICATING LIGHT - PUSH TO TEST, LED, 30MM, OIL TIGHT, PLASTIC LENS, 120 VOLT, 60 HZ. - COLOR AS INDICATED		SURGE PROTECTIVE DEVICE - 100KA PER PHASE, UL 1449 4TH EDITION, SQUARE D SURGELOGIC SERIES OR EQUAL
	UPS MAINTENANCE BYPASS SWITCH-EATON MODEL EHBPL1500R-PDU1U OR APPROVED EQUAL		SUBMERSIBLE TRANSDUCER - WIKA LS-10 SUBMERSIBLE TRANSDUCER WITH LEVELGAURD ANTI-CLOG ATTACHMENT
	TWO-PUMP ALTERNATOR - WITH PUMP OMIT SWITCH, ATC DIVERSIFIED ELECTRONICS MODEL ARA-120-AHE		TIME DELAY RELAY - WITH 2 S.P.D.T. SWITCHES RATED 7 AMPS AT 120 VOLT, CONTACTS AND COIL, PLUG IN BASE AND SOCKET, 3 RANGES, 0.1 TO 100 SEC, ATC MODEL NO. 319D-134
	PROCESS DISPLAY - 4-20MA OUTPUT AND 2 RELAYS, NEMA 4X, IP65 FRONT, 24VDC, 6-DIGIT DISPLAY, SUNBRIGHT DISPLAY - PRECISION DIGITAL PD6000-6H5 OR EQUAL		UNINTERRUPTIBLE POWER SUPPLY - EATON 9SX SERIES W/RELAY OUTPUT CARD FOR CONNECTION TO ATD. PROVIDE ADDITIONAL BATTERY PACKS FOR 60MIN RUNTIME

CONDUIT SCHEDULE					
NO.	SIZE & CONDUCTORS	FROM	TO	HP/AMP	DESCRIPTION
ATD-100	1" C, W/2 - #12 + #12 GND	PUMP CONTROL PANEL	AUTODIALER ENCLOSURE	-	AUTODIALER POWER
ATD-101	1" C, W/16-#14 + #12 GND	PUMP CONTROL PANEL	AUTODIALER ENCLOSURE	-	ALARMS
ANT-100	2" C, W/COAX CABLE + #12 GND	SCADA ANTENNA	PUMP CONTROL PANEL	-	SCADA SIGNAL
ATS-101	1 1/2" C, W/8 - #12 + 8-#14 + #12 GND	AUTOMATIC TRANSFER SWITCH	PUMP CONTROL PANEL	-	GENERATOR CONTROLS & MISC POWER
CRN-100	1" C, W/2-#10+ #10 GND	PUMP CONTROL PANEL	DAVIT CRANE	-	120V POWER FOR CRANE
FL-101	1" C, W/4-#12 + #12 GND	PUMP CONTROL PANEL	AREA LIGHT	-	AREA FLOODLIGHT & RECEPTACLE
FS-100	2" C, W/10-#14 + #12 GND	PUMP CONTROL PANEL	FLOATS/TRANSDUCER TERMINAL BOX	-	FLOAT SWITCHES
FS-101	2" C, W/MANUFACTURER'S CABLES	FLOATS	FLOATS/TRANSDUCER TERMINAL BOX	-	FLOAT SWITCHES
GEN-101	3" C, W/3-350 KCMIL + #1/0 NEU + #1/0 GND	GENERATOR	AUTOMATIC TRANSFER SWITCH	300A	GENERATOR POWER
GEN-102	1 1/2" C, W/8 - #12 + 8-#14 + #12 GND	GENERATOR	AUTOMATIC TRANSFER SWITCH	-	GENERATOR CONTROLS & MISC POWER
GEN-103	1" C, W/ ANNUNCIATOR CABLE	GENERATOR	AUTOMATIC TRANSFER SWITCH	-	GENERATOR ANNUNCIATOR
LP-100	1 1/2" C, W/3-#1 + #6 GND	PUMP CONTROL PANEL	LIFT PUMP NO. 1 TERMINAL BOX	70 HP	LIFT PUMP NO. 1 POWER & ALARMS
LP-101	3" C, W/MANUFACTURER'S PUMP CABLE	LIFT PUMP NO. 1 TERMINAL BOX	LIFT PUMP NO. 1	-	LIFT PUMP NO. 1 SUBMERSIBLE
LP-200	1 1/2" C, W/3-#1 + #6 GND	PUMP CONTROL PANEL	LIFT PUMP NO. 2 TERMINAL BOX	70 HP	LIFT PUMP NO. 2 POWER & ALARMS
LP-201	3" C, W/MANUFACTURER'S PUMP CABLE	LIFT PUMP NO. 2 TERMINAL BOX	LIFT PUMP NO. 2	-	LIFT PUMP NO. 2 SUBMERSIBLE
LT-100	1" C, W/#18 SHIELDED PAIR CABLE	PUMP CONTROL PANEL	FLOATS/TRANSDUCER TERMINAL BOX	-	LEVEL TRANSDUCER
LT-101	2" C, W/MANUFACTURER'S CABLES	LEVEL TRANSDUCER	FLOATS/TRANSDUCER TERMINAL BOX	-	LEVEL TRANSDUCER
ODR-100	1" C, W/2 - #10 + #10 GND + 4-#14	PUMP CONTROL PANEL	ODOR CONTROL	-	ODOR CONTROL POWER AND ALARMS
PWR-001	6" C, W/ CONDUCTORS BY POWER COMPANY	POWER COMPANY	UTILITY TRANSFORMER	-	UTILITY PRIMARY FEEDER
PWR-002	6" C, W/ CONDUCTORS BY POWER COMPANY	POWER COMPANY	UTILITY TRANSFORMER	-	UTILITY PRIMARY FEEDER
PWR-101	3" C, W/3-350 KCMIL + #1/0 NEU	UTILITY TRANSFORMER	METER	300A	UTILITY POWER
PWR-102	3" C, W/3-350 KCMIL + #1/0 NEU	METER	MAIN BREAKER	300A	UTILITY POWER
PWR-103	3" C, W/3-350 KCMIL + #1/0 NEU + #1/0 GND	MAIN BREAKER	AUTOMATIC TRANSFER SWITCH	300A	UTILITY POWER
PWR-104	3" C, W/3-350 KCMIL + #1/0 GND	AUTOMATIC TRANSFER SWITCH	PUMP CONTROL PANEL	300A	PUMP CONTROL PANEL FEEDER
VLT-101	1" C, W/2-#14 + #12 GND	PUMP CONTROL PANEL	VALVE VAULT	-	VALVE VAULT HIGHT LEVEL FLOW
VLT-102	1" C, W/4-#12 + #12 GND	PUMP CONTROL PANEL	VALVE VAULT	-	VALVE VAULT SIGNAL

LIGHT FIXTURE SCHEDULE							
TYPE	MANUFACTURER & MODEL NUMBER	VOLTAGE	INPUT POWER	MOUNTING	LAMP		REMARKS
					NO.	TYPE	
FL-1	LITHONIA DSXF2 LED P1 50K FL 120, DSXF1/2TS & UBV	120	54W	SLIP-FITTER	2	LED 5,000K 7,686 LUMENS	D-SERIES W/ UPPER-BOTTOM VISOR
B	EATON/CROUSE-HINDS MLLA4-UNV1-S903-TF-P	120	62W	SURFACE	2	LED 5,000K 7,900 LUMENS	4', WIDE OPTIC, CLEAR POLYCARBONATE LENS

FINAL ELECTRICAL PLANS SHALL BE SIGNED, SEALED, AND DATED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS

PRELIMINARY PLANS SHALL NOT BE REVIEWED. THE INTENT OF REVIEW BY THE CITY IS ON FINAL COMPLETE PLANS.

CONFIRM FINAL ELECTRICAL PLANS HAVE BEEN QA/QC'ED WHEN SUBMITTING

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE			

DESIGNED BY:	TJJ
DRAWN BY:	TJJ
CHECKED BY:	JAD
ISSUED FOR INTERIM REVIEW ONLY	
THIS PLAN IS NOT COMPLETE AND IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.	
ENGINEER: JON-PAUL A. DIXON, P.E. TX. LICENSE NO. 112808 ISSUED: APRIL 2024	

	2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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LIFT STATION		PROJECT NO.
ELECTRICAL LEGENDS SCHEDULES AND NOTES		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		E-01





Planning and Zoning Commission Meeting Management Report

Meeting Date: May 20, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on the application of Heath Voyles with Westfall Engineering on behalf of Shaw Development Group, LLC for approval of the Parkview at Alvarado Apartments Addition preliminary plat on 29.021 acres known as Tract 161 in the I. Glaze Survey, A-313, Tract 29A in the J. Dixon Survey, A-214, and Tract 1A in the J. M. Ross Survey, A-737, approximately addressed at 600 N. Parkway Drive.

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on April 17, 2023, then recommended for disapproval by the Planning and Zoning Commission on May 9, 2023. The applicant then requested that action on preliminary plat be tabled prior to City Council consideration and that the Alvarado subdivision ordinance be amended for the City Council to have the option of disapproval. Per Section 24-6B of the Alvarado subdivision ordinance, the City Council shall:

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

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the north portion of the subject site for Local Business with Medium Density Residential behind. The west side of the subject site is primarily Floodplain with a smaller portion designated Interstate Business having frontage to N. Parkway Drive (aka IH 35W Business Route). On April 4, 2022, City Council approved a rezoning of the site to the Planned Development (PD) District, and the rezoning in effect amended the Medium Density Residential on the Future Land Use map to High Density Residential. Staff finds the preliminary 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 conditional approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

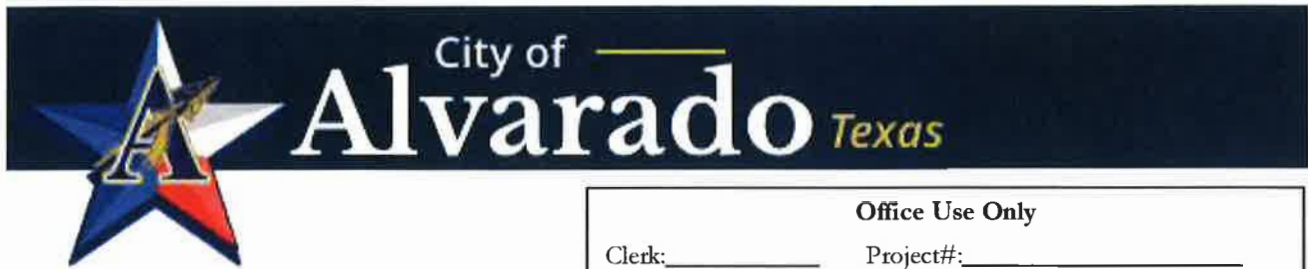
On May 16, 2024, the P&Z Commission by a vote of 5-0 recommended Council approve with conditions listed in the attached recommended conditional approval letter.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Recommended Conditional Approval
Preliminary Plat



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 Parkview at Alvarado Apartments

Total Lots 6 Total Acres 29.021 Current Zoning PD

Subdivision Name Parkview at Alvarado Apartments Lots 6 Block(s) 1

Survey Name(s) Ira Glaze Abstract No.(s) 313 Tract(s) _____

Address/Location Generally located at the SEC of HWY 67 and Parkway Dr.

Applicant

Company or Name Westfall Engineering

Contact Name Heath Voyles, PE

Address 1719 Angel Pkwy, Ste 400-206 City Allen State TX Zip 75002

Telephone 817-657-4759 Email HEATH@WESTFALLENGINEERING.COM

Owner (If Different)

Company or Name Shaw Development Group, LLC

Contact Name Massey Shaw

Address 6255 Woodland Dr City Dallas State TX Zip 75225

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.



Signature of Applicant, Owner, or Authorized Agent

4/5/23

Date

Planning Official

Fee: \$

Date of P&Z Meeting

Date of Council Meeting

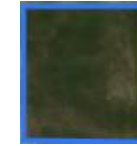
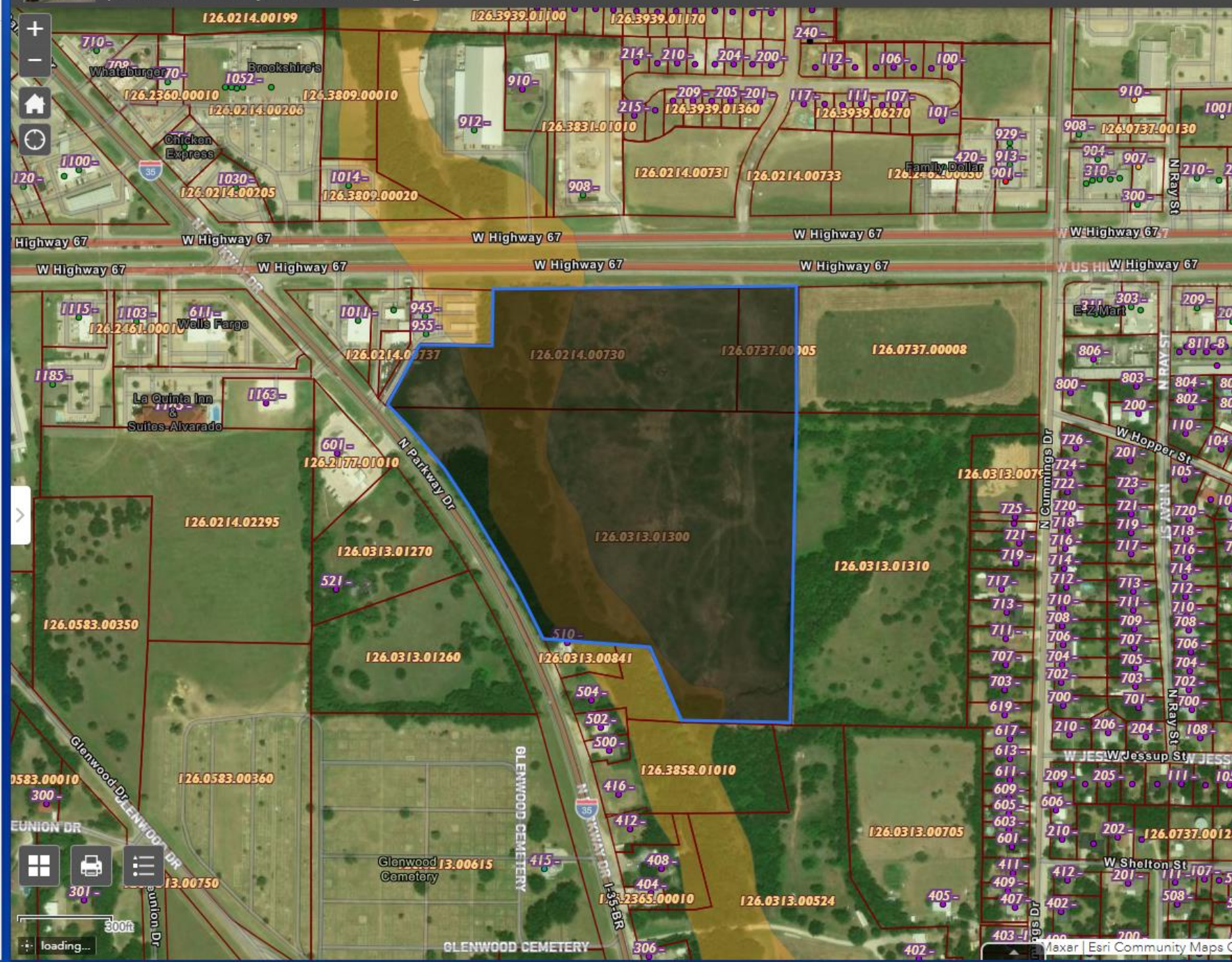
Signature of Planning Official

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

Received By

Date Received

Date Approved



= Subject Site



= Approximate
Location of 100-yr
Floodplain



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

May 16, 2024

Westfall Engineering
Attn: Heath Voyles, PE
1719 Angel Pkwy, Ste 400-206
Allen, TX 75002
817.657.4759
heath@westfallengineering.com

Re: Parkview at Alvarado Apartments Addition Preliminary Plat

Dear Mr. Voyles,

This letter is to inform you that on May 16, 2024, the Alvarado Planning and Zoning Commission recommended approval of the preliminary plat for the Parkview at Alvarado Apartments Addition with the following conditions.

1. A 20-foot utility easement shall be dedicated along the plat's frontage to N. Parkway Drive. Sec. 34-170 of the Alvarado subdivision ordinance.
2. The tennis court may not be constructed within a sanitary sewer easement unless an easement use agreement is executed. Sec. 34-175 of the Alvarado subdivision ordinance.
3. F.L. must be added to the legend.
4. The purpose of the 30' Easement dedicated by instrument no. 20130018574 along the southern property line shall be noted as 30' Private Access Easement.
5. Lots 5 and 6 must be included in the final plat submittal for Lot 1.
6. Access to N. Parkway Drive must be constructed and pass City inspection prior to any building permits for vertical construction in Phase 2.
7. Per of the Alvarado subdivision ordinance, subdivisions within the city must provide an approved water supply and distribution system. An adequate water supply and distribution system, consistent with the master plan for water, must be a condition of plat approval.
8. If not already existing, the developer shall clarify how the undersized 12" sanitary sewer main between W. Patton Street and IH 35W will be upsized for the development's needs. The City's Wastewater Masterplan calls for this line to have a minimum 18" pipe size. A development agreement to oversize this wastewater main may be an option if the development does not warrant an 18" sanitary sewer main. Sec. 34-165(a) and Sec. 34-130 of the Alvarado subdivision ordinance
9. The City's wastewater treatment plant must be in conformance with TCEQ requirements prior to the recording of any final plat of this development.

10. Prior to the submittal of the final plat, construction plans for the recommendations in the approved **traffic impact analysis** (TIA) must be submitted for review.
11. To increase traffic safety and efficiency, drive approaches on N. Parkway Drive shall be limited and to facilitate this a dedication of a 24-foot-wide **private access easement** along N. Parkway Drive right-of-way (offset at least 18 feet) traversing from the N. Parkway Drive entrance to Lot 1, Block 1 of the L&T Thompson Addition will satisfy this comment. (Reference Sec. 34-176 of the Alvarado subdivision ordinance).
12. It was presented to the City that cross access between proposed Lots 1-3 and the EZ Mart property is provided by showing a fire lane on the plat; however, fire lanes may be gated as is evident on proposed Lot 1. Therefore, on the revised preliminary plat show a **private access easement** provide cross connectivity between at least Lots 1, 3, and the EZ Mart property. Then provide a note on the revised preliminary plat stating who the private access easement serves.
13. Per Sec. 34-66(14) of the Alvarado subdivision ordinance, the developer shall install **traffic signs, street signs, and sidewalks** within and adjacent to the subdivision, or shall provide cash deposit or other guarantee acceptable to the City for the payment of the cost of such installations prior to the final approval by the City Council.
14. Per Sec. 34-91(2)a.6 of the Alvarado subdivision ordinance, proposed boundaries of park dedications will provide reasonable access to improved street frontage for readily accessible entry into the park area by the public, and per Sec. 34.91(2)b, each park must have access to a public street. Dedication of a 24-foot-wide **private access easement** from the N. Parkway Drive entrance to Lot 1, Block 1 of the L&T Thompson Addition will satisfy this comment.

Sincerely,



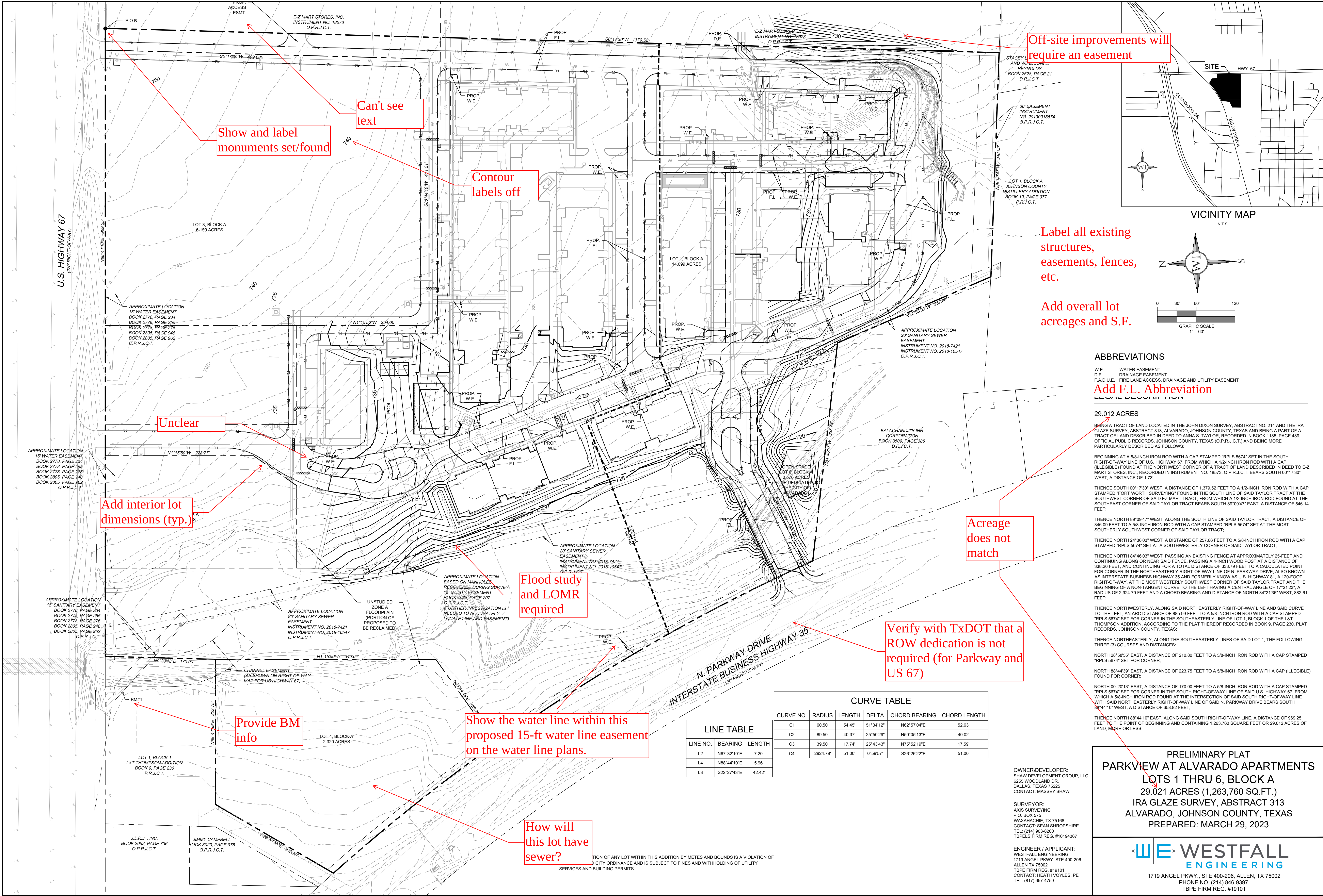
Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

cc.

Shaw Development Group, LLC
Attn: Massey Shaw and Brian Shaw
6255 Woodland Drive
Dallas, TX 75225
masseyshaw@gmail.com
brian@shawdevelopmentgroup.com

Att.

City Engineer Remarks on Preliminary Plat and Preliminary Engineering



Off-site improvements will require an easement

Show and label monuments set/found

Can't see text

Contour labels off

Label all existing structures, easements, fences, etc.

Add overall lot acreages and S.F.

Unclear

Add interior lot dimensions (typ.)

Acreage does not match

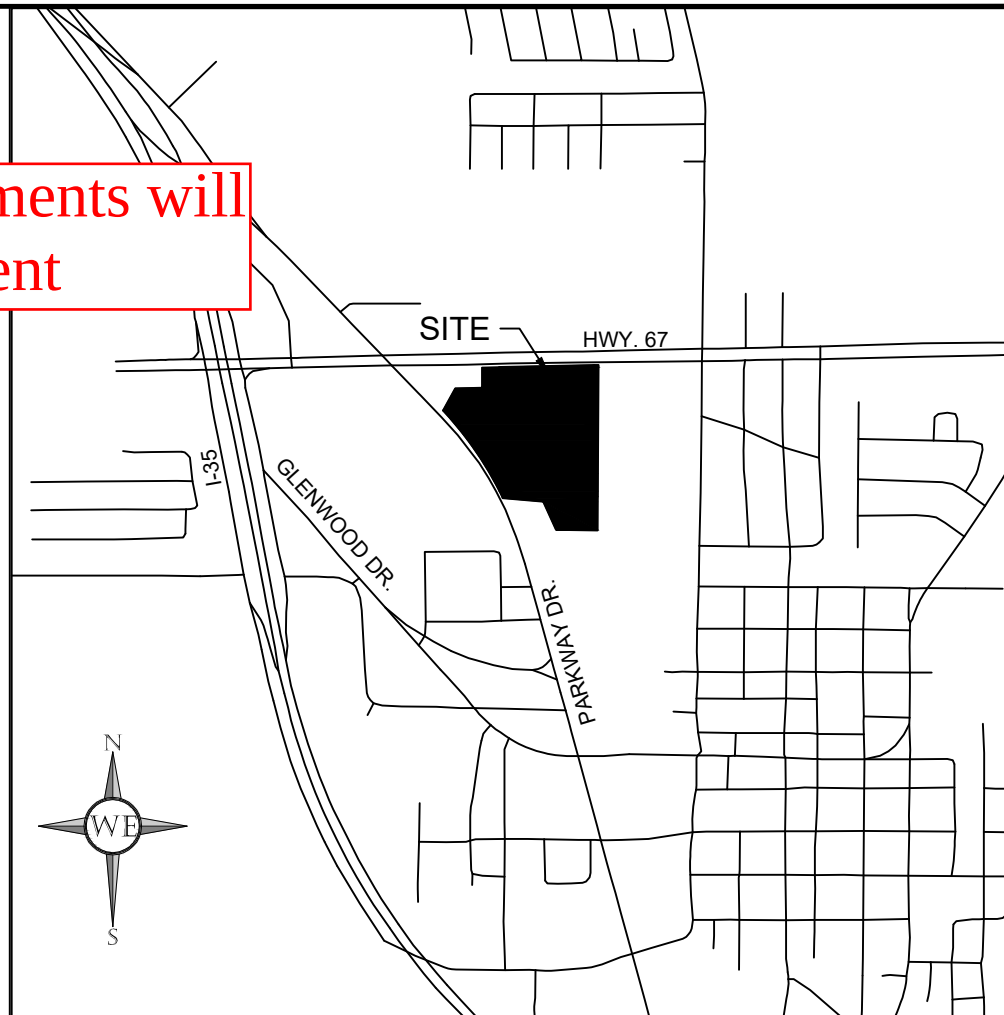
Flood study and LOMR required

Verify with TxDOT that a ROW dedication is not required (for Parkway and US 67)

Provide BM info

Show the water line within this proposed 15-ft water line easement on the water line plans.

How will this lot have sewer?



ABBREVIATIONS

W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.D.U.E.	FIRE LANE ACCESS, DRAINAGE AND UTILITY EASEMENT

Add F.L. Abbreviation

LEGEND

29.012 ACRES

BEING A TRACT OF LAND LOCATED IN THE JOHN DIXON SURVEY, ABSTRACT NO. 214 AND THE IRA GLAZE SURVEY, ABSTRACT 313, ALVARADO, JOHNSON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO ANNA S. TAYLOR, RECORDED IN BOOK 1185, PAGE 489, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO E-Z MART STORES, INC., RECORDED IN INSTRUMENT NO. 18573, O.P.R.J.C.T., BEARS SOUTH 00°17'30" WEST, A DISTANCE OF 1.73';

THENCE SOUTH 00°17'30" WEST, A DISTANCE OF 1,379.52 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND IN THE SOUTH LINE OF SAID TAYLOR TRACT AT THE SOUTHWEST CORNER OF SAID E-Z MART TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TAYLOR TRACT BEARS SOUTH 89°09'47" EAST, A DISTANCE OF 546.14 FEET;

THENCE NORTH 89°09'47" WEST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 346.09 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 24°36'03" WEST, A DISTANCE OF 257.66 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT A SOUTHWESTERLY CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 84°46'03" WEST, PASSING AN EXISTING FENCE AT APPROXIMATELY 25-FEET AND CONTINUING ALONG OR NEAR SAID FENCE, PASSING A 4-INCH WOOD POST AT A DISTANCE OF 338.26 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 338.79 FEET TO A CALCULATED POINT FOR CORNER IN THE NORTHEASTLY RIGHT-OF-WAY LINE OF N. PARKWAY DRIVE, ALSO KNOWN AS INTERSTATE BUSINESS HIGHWAY 35 AND FORMERLY KNOWN AS U.S. HIGHWAY 81, A 120-FOOT RIGHT-OF-WAY, AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TAYLOR TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°21'23", A RADIUS OF 2,324.78 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34°21'30" WEST, 882.61 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 885.99 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTHEASTLY LINE OF LOT 1, BLOCK 1 OF THE L&T THOMPSON ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 9, PAGE 230, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTHEASTERLY, ALONG THE SOUTHEASTLY LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 28°58'55" EAST, A DISTANCE OF 210.80 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 88°44'39" EAST, A DISTANCE OF 223.75 FEET TO A 5/8-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND FOR CORNER;

NORTH 00°20'13" EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 67, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH SAID NORTHEASTLY RIGHT-OF-WAY LINE OF SAID N. PARKWAY DRIVE BEARS SOUTH 88°44'10" WEST, A DISTANCE OF 658.82 FEET;

THENCE NORTH 88°44'10" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 969.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,263,760 SQUARE FEET OR 29.012 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT
PARKVIEW AT ALVARADO APARTMENTS
LOTS 1 THRU 6, BLOCK A
29.021 ACRES (1,263,760 SQ.FT.)
IRA GLAZE SURVEY, ABSTRACT 313
ALVARADO, JOHNSON COUNTY, TEXAS
PREPARED: MARCH 29, 2023

WESTFALL ENGINEERING
1719 ANGEL PKWY., STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	80.50'	54.45'	51°34'12"	N62°57'04"E	52.83'
C2	89.50'	40.37'	25°50'29"	N50°05'13"E	40.02'
C3	39.50'	17.74'	25°43'43"	N75°52'19"E	17.59'
C4	2924.79'	51.00'	0°59'57"	S26°26'22"E	51.00'

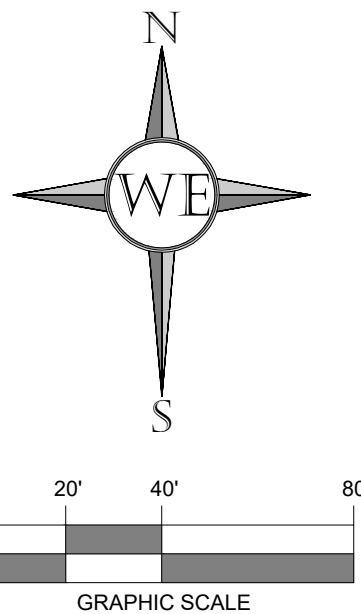
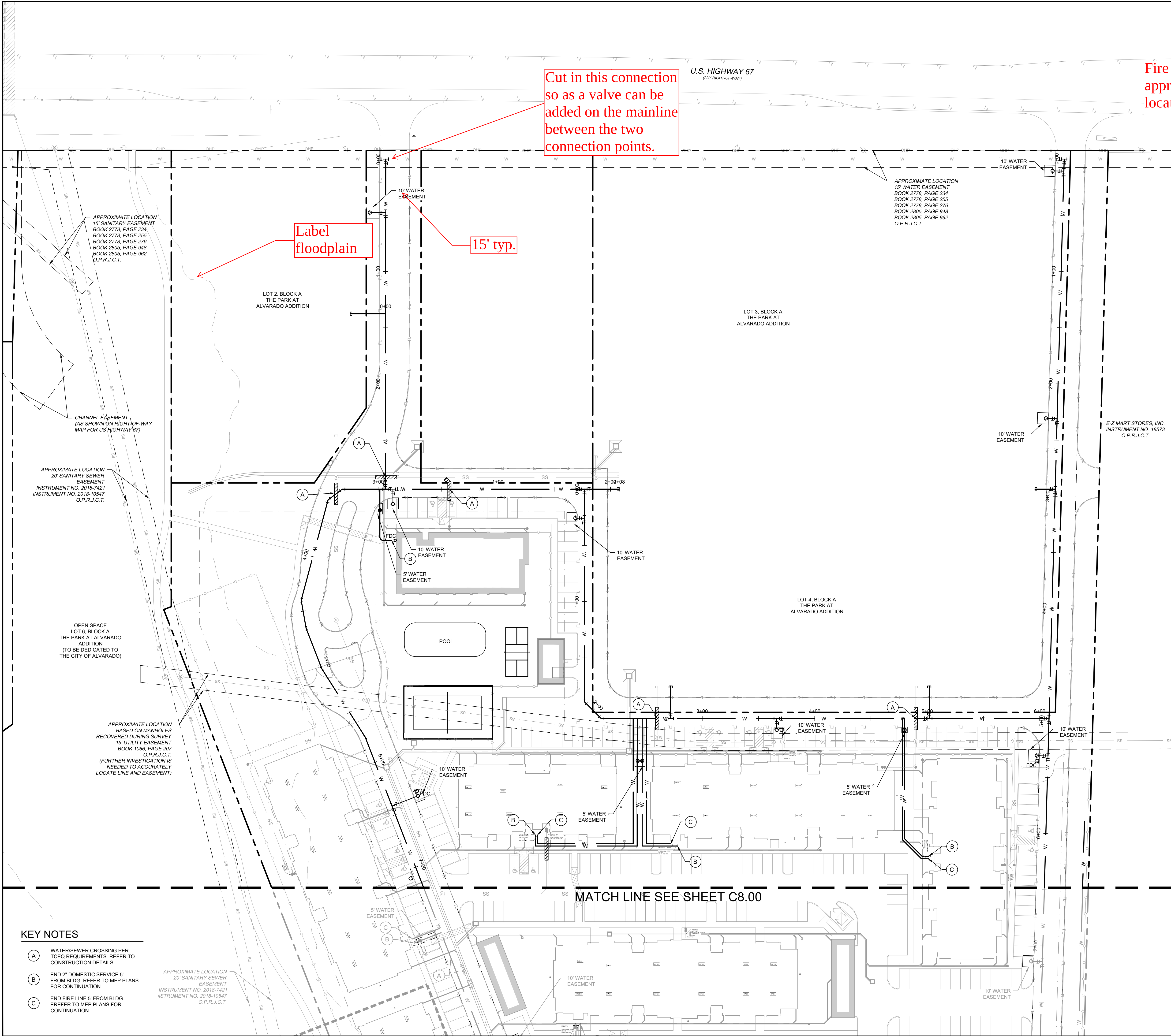
LINE TABLE		
LINE NO.	BEARING	LENGTH
L2	N67°32'10"E	7.20'
L4	N88°44'10"E	5.96'
L3	S22°27'43"E	42.42'

OWNER/DEVELOPER:
SHAW DEVELOPMENT GROUP, LLC
6255 WOODLAND DR.
DALLAS, TEXAS 75225
CONTACT: SEAN SHROPSHIRE
TEL: (214) 903-8200
TBPELS FIRM REG. #10194367

SURVEYOR:
AXIS SURVEYING
P.O. BOX 575
WAXAHACHIE, TX 75168
CONTACT: SEAN SHROPSHIRE
TEL: (214) 903-8200
TBPELS FIRM REG. #10194367

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
1719 ANGEL PKWY., STE 400-206
ALLEN TX 75002
TBPE FIRM REG. #19101
CONTACT: HEATH VOYLES, PE
TEL: (817) 657-4759

VIOLATION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS



Fire Chief shall approve all hydrant locations

Cut in this connection so as a valve can be added on the mainline between the two connection points.

Label floodplain

15' typ.

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- OHP EXISTING OVERHEAD POWER LINE
- CBL EXISTING CABLE LINE
- GAS EXISTING GAS LINE
- W EXISTING WATER LINE
- SS EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED DOUBLE CLEAN-OUT
- PROPOSED CLEAN-OUT
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED REDUCER
- PROPOSED LIGHT POLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN

UTILITY NOTES

- SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
- WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
- A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
- REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
- REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
- WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
- PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2 MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, 472' SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 67 AND 475' EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81). ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB 4740' SOUTHEAST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, 410' NORTHEAST OF THE EDGE OF A CONCRETE DRIVEWAY AND 445' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35. ELEVATION = 743.17



KEY NOTES

- (A) WATER/SEWER CROSSING PER TCEQ REQUIREMENTS. REFER TO CONSTRUCTION DETAILS
- (B) END 2" DOMESTIC SERVICE 5' FROM BLDG. REFER TO MEP PLANS FOR CONTINUATION
- (C) END FIRE LINE 5' FROM BLDG. REFER TO MEP PLANS FOR CONTINUATION.

APPROXIMATE LOCATION 20' SANITARY SEWER EASEMENT INSTRUMENT NO. 2018-10547 O.P.R.J.C.T.

MATCH LINE SEE SHEET C8.00

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 104356 IN MAY, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION.

PARKVIEW AT ALVARADO APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO, TEXAS

WATER PLAN

REVISIONS

DATE

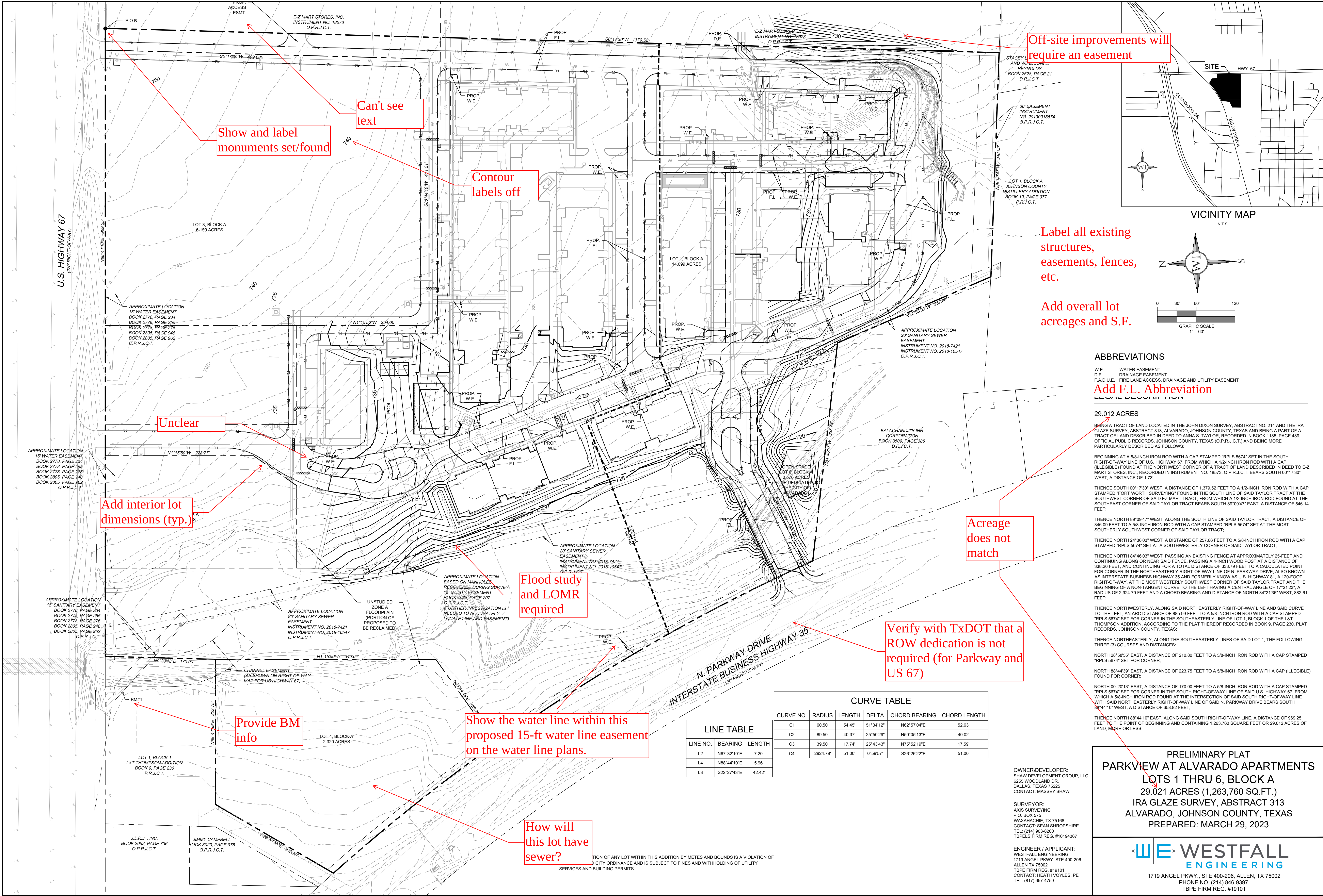
No.

DATE

PROJECT NO.

SHEET NO.

C8.01



Show and label monuments set/found

Can't see text

Contour labels off

Off-site improvements will require an easement

Label all existing structures, easements, fences, etc.

Add overall lot acreages and S.F.

Unclear

Add interior lot dimensions (typ.)

Acreage does not match

Flood study and LOMR required

Verify with TxDOT that a ROW dedication is not required (for Parkway and US 67)

Provide BM info

Show the water line within this proposed 15-ft water line easement on the water line plans.

How will this lot have sewer?

ABBREVIATIONS
W.E. WATER EASEMENT
D.E. DRAINAGE EASEMENT
F.A.D.U.E. FIRE LANE ACCESS, DRAINAGE AND UTILITY EASEMENT
Add F.L. Abbreviation
LEGEND

29.012 ACRES
BEING A TRACT OF LAND LOCATED IN THE JOHN DIXON SURVEY, ABSTRACT NO. 214 AND THE IRA GLAZE SURVEY, ABSTRACT 313, ALVARADO, JOHNSON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO ANNA S. TAYLOR, RECORDED IN BOOK 1185, PAGE 489, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO E-Z MART STORES, INC., RECORDED IN INSTRUMENT NO. 18573, O.P.R.J.C.T. BEARS SOUTH 00°17'30" WEST, A DISTANCE OF 1.73';

THENCE SOUTH 00°17'30" WEST, A DISTANCE OF 1,379.52 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND IN THE SOUTH LINE OF SAID TAYLOR TRACT AT THE SOUTHWEST CORNER OF SAID E-Z MART TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TAYLOR TRACT BEARS SOUTH 89°09'47" EAST, A DISTANCE OF 546.14 FEET;

THENCE NORTH 89°09'47" WEST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 346.09 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 24°36'03" WEST, A DISTANCE OF 257.66 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT A SOUTHWESTERLY CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 84°46'03" WEST, PASSING AN EXISTING FENCE AT APPROXIMATELY 25-FEET AND CONTINUING ALONG OR NEAR SAID FENCE, PASSING A 4-INCH WOOD POST AT A DISTANCE OF 338.26 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 338.79 FEET TO A CALCULATED POINT FOR CORNER IN THE NORTHEASTLY RIGHT-OF-WAY LINE OF N. PARKWAY DRIVE, ALSO KNOWN AS INTERSTATE BUSINESS HIGHWAY 35 AND FORMERLY KNOWN AS U.S. HIGHWAY 81, A 120-FOOT RIGHT-OF-WAY, AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TAYLOR TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°21'23", A RADIUS OF 2,324.78 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34°21'30" WEST, 882.61 FEET;

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PRELIMINARY PLAT
PARKVIEW AT ALVARADO APARTMENTS
LOTS 1 THRU 6, BLOCK A
29.021 ACRES (1,263,760 SQ.FT.)
IRA GLAZE SURVEY, ABSTRACT 313
ALVARADO, JOHNSON COUNTY, TEXAS
PREPARED: MARCH 29, 2023

WE WESTFALL ENGINEERING
1719 ANGEL PKWY., STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101

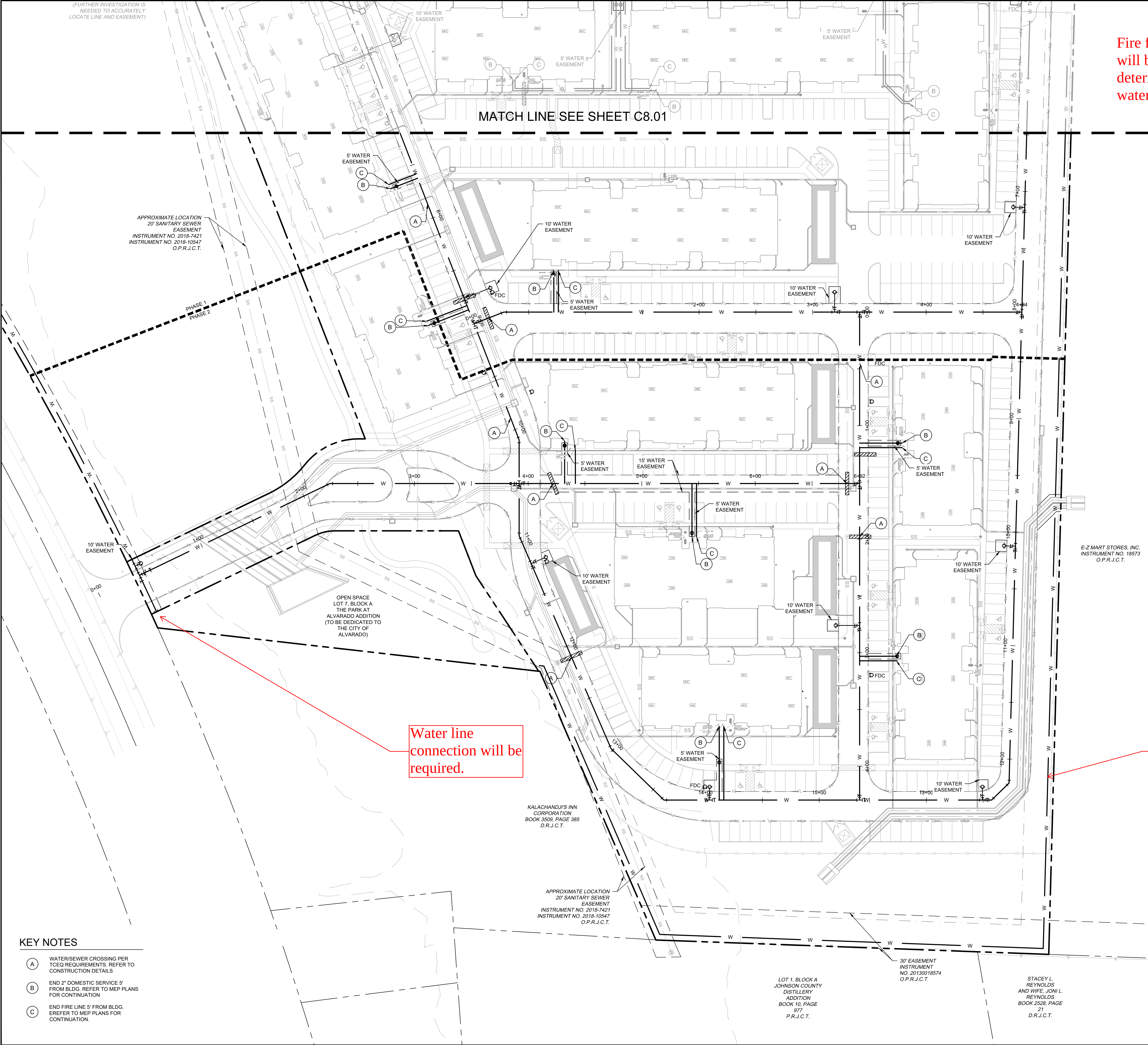
OWNER/DEVELOPER:
SHAW DEVELOPMENT GROUP, LLC
6255 WOODLAND DR.
DALLAS, TEXAS 75225
CONTACT: SEAN SHROPSHIRE
TEL: (214) 903-8200
TBPELS FIRM REG. #10194367

SURVEYOR:
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WAXAHACHIE, TX 75168
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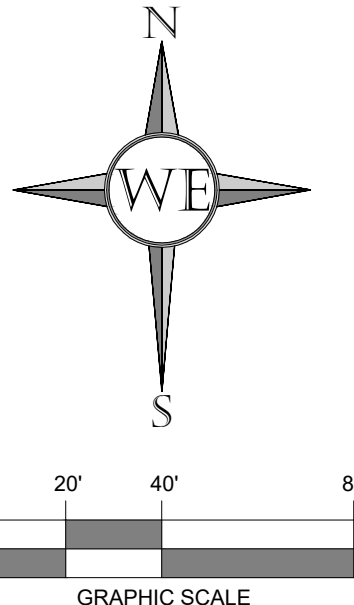
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LINE TABLE		
LINE NO.	BEARING	LENGTH
L2	N67°32'10"E	7.20'
L4	N88°44'10"E	5.96'
L3	S22°27'43"E	42.42'



Fire flow analysis
will be required to
determine adequate
water pressure.



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
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UTILITY NOTES

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BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, 472' SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 67 AND 4750' EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81). ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB 4740' SOUTHWEST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, 472' NORTH OF THE SOUTH EDGE OF A CONCRETE DRIVEWAY AND 445' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35. ELEVATION = 743.17



Know what's below.
Call before you dig.

CAUTION!

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

KEY NOTES

- (A) WATER/SEWER CROSSING PER TCEQ REQUIREMENTS. REFER TO CONSTRUCTION DETAILS
- (B) END 2" DOMESTIC SERVICE 5' FROM BLDG. REFER TO MEP PLANS FOR CONTINUATION
- (C) END FIRE LINE 5' FROM BLDG. EREFER TO MEP PLANS FOR CONTINUATION.

THIS DOCUMENT IS
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PARKVIEW AT
ALVARADO
APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO, TEXAS

WATER PLAN

REVISIONS

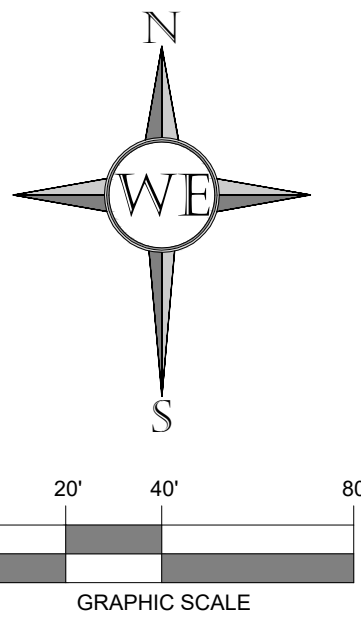
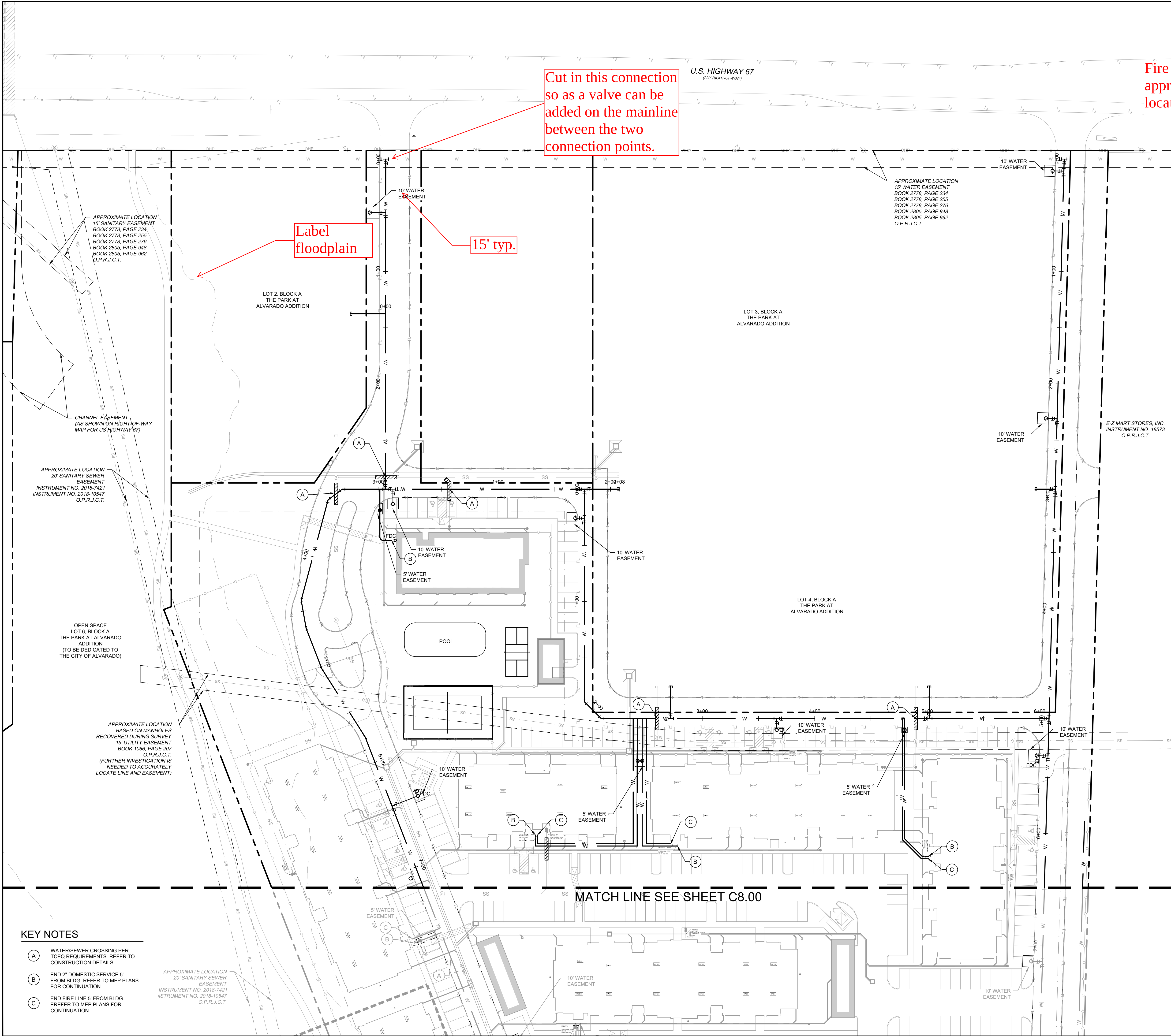
No.

DATE

DATE
05/25/2023

PROJECT NO.
2101017

SHEET NO.
C8.00



Fire Chief shall
approve all hydrant
locations

Cut in this connection
so as a valve can be
added on the mainline
between the two
connection points.

Label
floodplain

15' typ.

LEGEND

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APPROXIMATE LOCATION
20' SANITARY SEWER
EASEMENT
INSTRUMENT NO. 2018-10547
O.P.R.J.C.T.

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**PARKVIEW AT
ALVARADO
APARTMENTS**
HENDERSON DRIVE
CITY OF ALVARADO, TEXAS

WATER PLAN

REVISIONS

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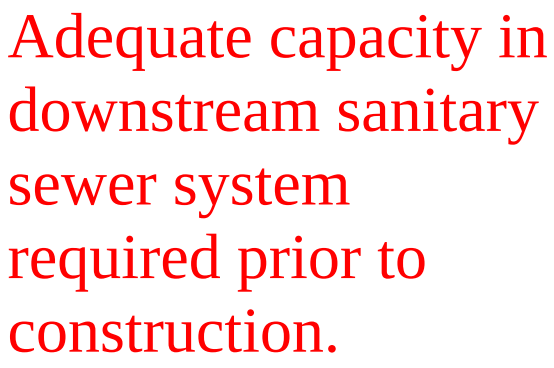
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PROJECT NO.

SHEET NO.

C8.01



- | | | |
|-------|-----|---|
| --- | --- | PROPERTY LINE |
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| --- | SS | PROPOSED SANITARY SEWER LINE |
| --- | W | PROPOSED WATER LINE |
| ===== | | PROPOSED STORM SEWER LINE |
| | OH | EXISTING OVERHEAD POWER LINE |
| | CBL | EXISTING CABLE LINE |
| | GAS | EXISTING GAS LINE |
| --- | W | EXISTING WATER LINE |
| --- | SS | EXISTING SANITARY SEWER LINE |
| | | PROPOSED SANITARY SEWER MANHOLE (SS MH) |
| ●● | | PROPOSED DOUBLE CLEAN-OUT |
| ● | | PROPOSED CLEAN-OUT |
| ⊕ | | PROPOSED FIRE HYDRANT (FH) |
| ⊕ | | PROPOSED FIRE DEPARTMENT CONNECTION (FDC) |
| ⊕ | | PROPOSED WATER METER |
| ⊥ | | PROPOSED WATER VALVE |
| T | | PROPOSED TEE |
| ⌒ | | PROPOSED BEND |
| ◁ | | PROPOSED REDUCER |
| ☆ | | PROPOSED LIGHT POLE |
| ⊗ | | EXISTING POWER POLE |
| ☆ | | EXISTING LIGHT POLE |
| ⊕ | | EXISTING FIRE HYDRANT |
| Ⓢ | | EXISTING STORM MANHOLE |
| Ⓢ | | EXISTING SSWR MANHOLE |
| ⌒ | | EXISTING SIGN |

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ~~8" ABS/STOS CEMENT-
PRESSURE PIPE, PRE-TREATED CONCRETE PIPE, OR PVC PIPE.~~
8. PVC SLEEVES SHALL CONSIST OF 2'-4" SCHEDULE 40 PVC CONDUITS, BURNED MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, 47'2" SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 1 AND 47'60" EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81).
ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB 24'0" SOUTHEAST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, 11'0" NORTHEAST OF THE EDGE OF A CONCRETE DRIVEWAY AND 44'5" SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35.
ELEVATION = 743.17



Know what's **below**.
Call before you dig.

CAUTION!

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

THIS DOCUMENT IS
RELEASED FOR
REVIEW PURPOSES
ONLY UNDER THE
AUTHORITY OF HEATH
VOYLES, P.E. 104356 IN
MAY, 2023. IT IS NOT
TO BE USED FOR
CONSTRUCTION.

**PARKVIEW AT
ALVARADO
APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO, TEXAS**

SANITARY SEWER PLAN

	No.	DATE	REVISIONS
V		DATE 05/25/2023	
	PROJECT NO. 2101017		
	SHEET NO. C7.00		



City Council Meeting Management Report

Meeting Date: Monday, May 20, 2024

Contact: Hillary Cromer

AGENDA ITEM: Consideration and action to authorize the Economic Development Director to negotiate and execute a \$5,000.00 grant for Blossoms on the Square, located at 101 S. Friou Street.

BACKGROUND AND FINDINGS:

The Alvarado Economic Development Corporation (AEDC) is committed to promoting Alvarado as a thriving community for business development and expansion. As part of our strategic efforts to bolster the visibility of the city and attract new business ventures, the AEDC is proposing a Promotional Partnership grant to Blossoms on the Square, a local business located in the heart of the Downtown Square.

The rationale behind offering this grant is twofold:

1. Leveraging Local Businesses to Increase Visibility: Blossoms on the Square is strategically located in the Downtown Square, an area identified by City Council for revitalization. By partnering with this business, we can effectively leverage their presence to promote Alvarado as a vibrant location for starting and growing businesses. As part of the partnership, Blossoms on the Square will engage in a variety of promotional activities that will increase the city's exposure, including:

- Displaying a promotional poster in their storefront.
- Installing an a-frame sign outside their storefront.
- Sharing agreed-upon content on their social media platforms.
- Creating a local printed advertisement in a magazine or newspaper.

The City's Communication Manager and I will develop a creative marketing campaign for this partnership.

2. Supporting Downtown Revitalization: The Downtown Square is a focal point for community engagement and economic activity. By supporting Blossoms on the Square with this grant, the City aims to contribute to the ongoing revitalization efforts in this key area. This partnership allows the City to extend its marketing reach through a business that already has a presence in the community, creating a mutually beneficial arrangement.

This program represents a unique opportunity for staff to receive assistance with marketing and advertising efforts in a manner that aligns with our goals of fostering economic growth in Alvarado. It underscores our commitment to collaboration with local businesses and our focus on revitalizing the Downtown Alvarado. Through this grant, we hope to enhance our ability to spread the word that Alvarado is a great place for business, ultimately attracting new investment and contributing to the city's prosperity.

Staff would not typically bring an item with a relatively small dollar amount to City Council for approval. However, due to unique circumstances, this proposal for a Promotional Partnership grant to Blossoms on the Square is an exception. In the future, similar initiatives would be pre-budgeted and handled by staff as part of the regular promotional and marketing activities. Unfortunately, for this current fiscal year, there were no promotional funds allocated in the budget, which is why this specific item is being presented for City Council's consideration. We anticipate incorporating promotional funds into the budget moving forward, allowing staff to manage smaller-scale promotional projects internally, without crowding City Council agendas by requiring Council approval.

RECOMMENDATION

Staff recommends City Council grant of \$5,000 to Blossoms on the Square to provide much-needed assistance and support to their continued operation and growth. Staff also believe this will show businesses that the City is ready to invest in the revitalization of downtown where this business is located.



City Council Meeting Management Report

Meeting Date: Monday, May 20, 2024

Contact: Hillary Cromer

AGENDA ITEM: Consideration and action to authorize the Director of Economic Development to execute 380 Agreement between the City of Alvarado, AEDC, and Atwood Distributing, L.P. for the development of an Atwoods Ranch & Home Goods retail store.

BACKGROUND AND FINDINGS:

Atwoods, a well-established retail business specializing in home and ranch products, has expressed interest in expanding its operations to Alvarado. The proposed project involves purchasing the property located at 1011 N. Cummings Drive, a currently vacant parcel of land, and constructing a new 63,000 square foot retail store with 30 to 40 employees. As part of the agreement, Atwoods commits to starting construction within 12 months of the execution of the agreement.

The project represents a significant capital investment, with Atwoods planning to invest \$5,000,000 in the development of the store and related infrastructure. This investment will not only transform a vacant property into a bustling commercial site but will also contribute to the city's tax base, providing additional revenue for essential public services and future economic development projects.

On May 16, the AEDC board voted in favor of authorizing the Director of Economic Development to execute a 380 Agreement between the City of Alvarado, AEDC and Atwood Distributing, LP for development of an Atwoods retail store in Alvarado. The terms outline that Atwoods would receive an annual 50% structured sales tax rebate, with a maximum of \$400,000, over a period of five (5) years.

By offering a structured sales tax rebate over a defined period, the City and EDC can support Atwood's successful launch while ensuring a positive return on investment through job creation, property development, and increased economic activity.

Given these benefits, the EDC board finds that the incentive described above is in the best interest of the city and recommends that the City Council approve the terms to enable this project to move forward.

RECOMMENDATION:

City staff and the AEDC board of directors recommend that City Council consider and take action to authorize the Director of Economic Development to execute a 380 Agreement between the City of Alvarado, AEDC, and Atwood Distributing, LP for the development of an Atwoods Ranch & Home Goods retail store on the property located at 1011 N Cummings Drive and to include an annual 50% sales tax rebate, with a maximum of \$400,000, over a period of five (5) years.

In addition, City staff and the board recommend that the entire amount rebated to Atwoods be funded by the AEDC.



City Council Meeting Management Report

Meeting Date: May 20, 2024

Contact: Hillary Cromer

AGENDA ITEM: Consideration and action to approve the Alvarado Economic Development Corporation's amended and restated bylaws.

BACKGROUND AND FINDINGS:

The original Alvarado Economic Development Corporation (AEDC) bylaws were adopted by the Board of Directors on April 16, 2001, and subsequently by the City Council on April 23, 2001. Since then, to the best of staff's knowledge, these bylaws have remained unchanged for over two decades.

In 2023, staff engaged legal counsel to review the existing bylaws and propose amendments to ensure alignment with current laws and regulations. One of the key clarifications in the revised bylaws is the residency requirement for board members: individuals must either live in Johnson County or within 10 miles of the city's boundaries, provided that they also reside in a county adjacent to Johnson County.

Additionally, the updated bylaws confirm that three directors must be individuals who are neither employees, officers, nor members of the City Council. Board members are appointed to serve two-year terms, with the option to be reappointed at the end of each term.

Furthermore, the amended bylaws include a new Article V that outlines the procedures for managing conflicts of interest, promoting nondiscrimination, and protecting confidential information.

For a comprehensive understanding of all modifications, please refer to the revised and restated bylaws to review the specific changes that have been made.

RECOMMENDATION

Staff recommends that City Council approve the Alvarado Economic Development Corporation's amended and restated bylaws.

ATTACHMENTS:

Amended and restated bylaws

AMENDED AND RESTATED BYLAWS
ALVARADO ~~4B~~-ECONOMIC DEVELOPMENT CORPORATION

ARTICLE I
PURPOSE AND POWERS

Section 1.01. Purpose. ~~The Alvarado Economic Development Corporation. The Alvarado 4B Economic Development Corporation;~~ ("Corporation") is a "Type B corporation" incorporated for the purposes set forth in Article Four of its Articles of Incorporation, these purposes to be accomplished on behalf of the City of Alvarado, Texas ("City") as its duly constituted authority and instrumentality in accordance with the Development Corporation Act of 1979, Article 5190.6, Vernon's Texas Civil Statutes, including Chapters 501 and 505, of Title 12, Subtitle C1 of the Texas Local Government Code, as amended (collectively referred to as the "Act"), and other applicable laws. Pursuant to the Act, the Corporation operates under its Articles of Incorporation and any reference in these Bylaws to the "Articles of Incorporation" also means, for purposes of the Act and any other law of the State of Texas, the Corporation's "Certificate of Formation".

Section 1.02. Powers. In the fulfillment of its corporate purpose, the Corporation shall be governed by ~~Section 4B of~~ the Act and shall have all of the powers set forth and conferred in its Articles of Incorporation, in the Act, and in other applicable law.

ARTICLE II
BOARD OF DIRECTORS

Section 2.01. Number of Directors; ~~Appointment; Powers.~~ The affairs of the Corporation shall be managed by a Board of Directors ("Board") which shall be composed of seven ~~(7) members-directors of the governing body of the City~~ who constitute the members of the Board ~~are appointed by the City Council for two-year terms of office. A director may be removed by the City Council at any time without cause. Each member of the Board shall serve until a successor is appointed as hereinafter provided, unless removed by the City Council. All seven (7) directors shall be residents of the City or Johnson County, or reside within ten (10) miles of the City's boundaries and in a county bordering Johnson County. Three (3) directors must be persons who are not employees, officers, or members of the City Council.~~

Section 2.02. Term of Office; Appointment; Powers. The directors appointed by the City Council shall be appointed for two-year terms of office and shall be eligible for reappointment at the end of each successive term. Places 1, 3, 5 and 7 shall be appointed in odd-numbered years, and Places 2, 4 and 6 appointed in even-numbered years. Terms begin July 15 of each year. Subject to the restrictions imposed by law, by the Articles of Incorporation, and by these Bylaws, the Board shall exercise all of the powers of the Corporation.

Section 2.03~~2~~. Vacancy. In case of a vacancy on the Board for any reason, the City Council shall appoint a successor to serve the remainder of the unexpired term.

Section 2.04~~3~~. Meetings of Directors. The Board shall hold ~~a~~ regular public meetings ~~at~~

~~least once a month on a days specified determined~~ by the Board. The directors may hold their meetings at such place or places in the City as the Board may from time to time determine, provided, however, in the absence of a determination by the Board, the meetings shall be held, at the principal office of the Corporation as specified in Article VI of these Bylaws.

Section 2.054. Notice of Meetings to Board Members.

(a) Special meetings of the Board shall be held whenever called by the president, by a majority of the directors, by the Mayor of the City, or by a majority of the City Council. Except in the case of an emergency, directors must be given at least five days' notice of a regular or special meeting, either personally or by mail, telephone, email, or other electronic means of communication. ~~Emergency~~ All meetings shall be held in accordance with the Open Meetings Act.

(b) Whenever any notice is required to be given to the Board, the notice shall be deemed to be sufficient if given by depositing in the United States mail with a sealed postpaid wrapper addressed to each director as their addresses appear on the books of the Corporation, and the notice shall be deemed to have been given on the day of mailing. Attendance of a director at a meeting constitutes waiver of notice of the meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. Neither the business to be transacted, nor the purpose of any regular or special meeting of the Board need be specified in the notice to directors or waiver of notice of the meeting, unless required by the Board. A waiver of notice in writing, signed by the person or persons entitled to notice, whether before or after the meeting, shall be deemed equivalent to the giving of notice.

Section 2.065. Open Meetings Act; Public Information Act. All meetings and deliberations of the Board shall be called, convened, held, and conducted, and notice shall be given to the public in accordance with the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, and all public information that is written, produced, collected, assembled, or maintained by the Board shall be subject to the Texas Public Information Act, Chapter 552, Texas Government Code, as amended.

Section 2.076. Quorum. Four directors constitute a quorum for the conduct of the official business of the Corporation. The act of a majority of the directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board and of the Corporation, unless the act of a greater number is required by law.

Section 2.087. Conduct of Business. At the meetings of the Board, matters pertaining to the business of the Corporation shall be considered in accordance with rules of procedure as from time to time prescribed by the Board. At all meetings of the Board, the president shall preside, and in the absence of the president, the vice president shall exercise the powers of the president. The secretary of the Corporation shall act as secretary of all meetings of the Board, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting.

Section 2.098. Committees of the Board. The Board may designate two or more directors to constitute an official committee of the Board to exercise such authority of the Board as may be specified in the resolution. It is provided, however, that all final, official actions of the Corporation

may be exercised only by the Board. Each committee so designated shall keep regular minutes of the transactions of its meetings and shall cause the minutes to be recorded in books kept for that purpose in the principal office of the Corporation.

Section 2.1009. Compensation of Directors. Directors shall not receive compensation for their services. However, they shall be reimbursed for their actual expenses incurred in the performance of their duties, including but not limited to the cost of travel, lodging and incidental expenses reasonably related to the corporate duties of the Board. Travel expenses incurred by directors for both regular and special meetings are not eligible for reimbursement.

ARTICLE III OFFICERS

Section 3.01. Officers and Terms Established. The officers of the Corporation shall be a president, vice president, secretary, and treasurer, and such other officers as the Board may from time to time elect or appoint. One person may hold more than one office and the ~~city secretary~~**Executive Director** shall be the secretary and treasurer of the Corporation. Officers shall be elected at the first meeting of the Board, and each year at the Board meeting in the month of August. Except for the first officers, whose term shall expire at the meeting in August, 2002, terms of office shall be one year with the right of an officer to be reelected.

Section 3.02. Removal. All officers elected by the Board shall be subject to removal from office at any time by a vote of a majority of the entire Board.

Section 3.03. Vacancy. A vacancy in office shall be filled by a vote of a majority of the entire Board.

Section 3.04. Powers and Duties of the President. The president shall be the chief executive officer of the Corporation, and subject to the paramount authority of the Board, shall preside at all meetings of the Board, and may sign and execute all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments in the name of the Corporation.

Section 3.05. Vice President. The vice president shall have such powers and duties as may be prescribed by the Board and shall exercise the powers of the president during that officer's absence or inability to act. Any action taken by the vice president in the performance of the duties of the president shall be conclusive evidence of the absence or inability to act of the president at the time such action was taken.

Section 3.06. Treasurer. The treasurer, or the treasurer's designee, -shall have the responsibility to see to the handling, custody, and security of all funds and securities of the Corporation in accordance with these Bylaws and as the City Manager may require. When necessary or proper, the treasurer, or the treasurer's designee, -may endorse and sign, on behalf of the Corporation, for collection or issuance, checks, notes, and other obligations in or drawn upon such bank, banks or depositories as shall be designated by the Board consistent with these Bylaws and as the City Manager may require. The treasurer, or the treasurer's designee, -shall see to the

entry in the books of the Corporation full and accurate accounts of all monies received and paid out on account of the Corporation. The treasurer, or the treasurer's designee, shall, at the expense of the Corporation, give such bond for the faithful discharge of ~~their~~^{his} duties in such form and amount as the Board or the City Council may require.

Section 3.07. Secretary. The secretary, or the secretary's designee, shall keep the minutes of all meetings of the Board, shall give and serve all notices, may sign with the president in the name of the Corporation, and/or attest the signature of the president, on all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes, and other instruments of the Corporation. The secretary, or the secretary's designee, shall have charge of the corporate books, records, documents and instruments and such other books and papers as the Board may direct, all of which shall at reasonable times be open to public inspection upon application at the office of the Corporation during business hours, and shall in general perform all duties incident to the office of secretary subject to the control of the Board.

Section 3.08. Qualifications. The president and each vice president shall be named from among the members of the Board.

Section 3.09. Compensation. Officers who are members of the Board shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their official duties as officers.

ARTICLE. IV

FUNCTIONAL CORPORATE DUTIES AND REQUIREMENTS

Section 4.01. Contracts for Service. The Corporation may, with approval of the City Council, contract with any qualified and appropriate person, association, corporation, or governmental entity to perform and discharge designated tasks which will aid or assist the Board in the performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Board of its discretion and policy-making functions in discharging the duties.

Section 4.02. Annual Corporate Budget. At least 90 days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget shall not be effective until it has been approved by the City Council.

Section 4.03. Books, Records, and Audits.

(a) The Corporation shall keep and properly maintain, using generally accepted accounting principles, complete books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs. The city shall at all times have access to the books and records of the Corporation.

(b) At the direction of the City Council, the books, records, accounts, and financial

statements of the Corporation may be maintained for the Corporation by the accountants, staff, and personnel of the City.

(c) The Corporation, or the City if the option described in subsection (b) is selected, shall cause its books, records, accounts, and financial statements to be audited at least once each fiscal year by an outside, independent, auditing and accounting firm selected by the Corporation and approved by the City Council. The audit shall be at the expense of the Corporation.

Section 4.04. Deposit and Investment of Corporate Funds.

(a) All proceeds from loans or from the issuance of bonds, notes, or other debt instruments (~~“Obligations”~~) issued by the Corporation shall be deposited and invested as provided in the resolution, order, indenture, or other documents authorizing or relating to their execution or issuance, and in accordance with the Act.

(b) Subject to the requirements of contracts, loan agreements, indentures or other agreements securing Obligations, all other monies of the Corporation, if any, shall be deposited, secured, and/or invested in the manner provided for the deposit, security, and/or investment of the public funds of the City. The Board shall designate the accounts and depositories to be created and designated for these purposes, and the methods of withdrawal of funds for use by and for the purposes of the Corporation upon the signature of its treasurer and such other persons as the Board shall designate. The accounts, reconciliation, and investment of funds and accounts shall be performed by the City.

Section 4.05. Expenditures of Corporate Money. The monies of the Corporation, including sales and use taxes collected pursuant to ~~Section 4B of~~ the Act, monies derived from rents received from the lease or use of property, the proceeds from the investment of funds of the Corporation, the proceeds from the sale of property, and the proceeds derived from the sale of Obligations, may be expended by the Corporation for any of the purposes authorized by the Act, subject to all of the following limitations:

(1) Expenditures from the proceeds of Obligations shall be identified and described in the orders, resolutions, indentures, or other agreements submitted to and approved by the City Council prior to the execution of loan or financing agreements or the sale and delivery of Obligations to the purchasers provided by Section 4.04 of this Article.

(2) Expenditures that may be made from a fund created with the proceeds of Obligations, and expenditures of monies derived from sources other than the proceeds of Obligations may be used for the purposes of financing or otherwise providing one or more “Projects”, as defined in ~~Section 4B and other Sections of~~ the Act. The specific expenditures shall be described in a resolution or order of the Board and shall be made only after approval by the City Council, in accordance with Article 5 of the Articles of Incorporation.

(3) All other proposed expenditures shall be made in accordance with and shall be set forth in the annual budget required by Section 4.02 of this Article or in contracts meeting the requirements of this Article, in accordance with Article 5 of the Articles of Incorporation.

(4) The Corporation may not assume a debt or make any expenditures to any principal or interest on a debt if the debt existed before the date the City created the Corporation.

Section 4.06. Issuance of Obligations. No Obligations, including refunding Obligations, shall be authorized or sold and delivered by the Corporation unless the City Council shall approve such Obligations by action taken prior to the date of sale of the Obligations.

ARTICLE V

ETHICAL BEHAVIOR AND CONFLICTS OF INTEREST

Section 5.01. Conflicts of Interest. It is the policy of the Corporation that directors, members, and officers conduct themselves in a fair, reasonable, and business-like manner consistent with sound business and ethical practices; that the public interest always be considered in conducting corporate business; that the appearance of impropriety be avoided to ensure and maintain public confidence in the Corporation; and that no officer, employee, or member of the Board should have an interest, financial or otherwise, direct or indirect, or engage in any business, transaction, or professional activity or incur any obligation of any nature which is in conflict with the proper discharge of his or her duties, and shall not use their position for personal gain. A director, member, or officer having a conflict of interest or a conflict or responsibility on any matter involving the Corporation and any other business or person should refrain from voting on such matter. No director, member, or officer shall use his or her position as a director, member, or officer of the Corporation for his or her own direct or indirect financial gain, of which duly authorized reimbursements for actual expenses incurred in the performance of their official duties are excluded.

Section 5.02. Nondiscrimination. Directors, members, and officers of the Board shall not discriminate against any person on the basis of race, color, age, religion, national origin, sexual orientation, disability, sex, and any other category protected by state or federal law.

Section 5.03. Confidential Information. Directors, members, and officers of the Board shall not distribute, disclose, or disseminate (or permit the distribution, disclosure, or dissemination of) any "Confidential Information" as that term is used in Texas Government Code Ch. 552, including, without limitation, legal, contractual, personnel, or management matters to anyone other than its own directors, members, officers, or agents (a) who have a reasonable need to know the confidential information; (b) who are legally obligated to preserve the confidentiality of the information; and (c) have been informed of the obligations of confidentiality hereunder.

ARTICLE VI

MISCELLANEOUS PROVISIONS

Section 65.01. Principal Office. The principal office and the registered office of the Corporation shall be the registered office of the Corporation ~~as~~ as specified in the Articles of Incorporation.

Section 65.02. Registered Agent. The Corporation shall have and shall continually

designate a registered agent at its registered office, as required by the Act.

Section 65.03. Fiscal Year. The fiscal year of the Corporation shall be the same as the fiscal year of the City.

Section 65.04. Seal. The seal of the Corporation shall be as determined by the Board, and is authorized pursuant to the Act, but shall not be required.

Section 65.05. Resignations. —Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time is specified, at the time of its receipt by the president or secretary. The acceptance of a resignation shall not be necessary to make it effective unless expressly so provided in the resignation.

Section 65.06. Approval or Advice and Consent of the City Council. To the extent that these Bylaws refer to any approval by the City or by the City Council, that approval shall be evidenced by a certified copy of an ordinance, resolution, order, or motion duly adopted by the City Council.

Section 65.07. Indemnification of Directors, Officers and Employees. As provided in the Act and in the Articles of Incorporation, the Corporation is, for the purposes of the Texas Tort Claims Act (Subchapter A. Chapter 101, Texas Civil Practices and Remedies Code), a governmental unit and its actions are governmental functions. The Corporation shall indemnify each and every member of the Board, its officers, and its employees, and each member of the City Council and each employee of the City, to the fullest extent permitted by law, against any and all liability or expense, including attorney's fees, incurred by any of such persons by reason of any actions or omissions that may arise out of the functions and activities of the Corporation.

ARTICLE VII

EFFECTIVE DATE, AMENDMENTS

Section 76.01. Effective Date. These Bylaws shall become effective upon the occurrence of the following events:

- (1) the approval of these Bylaws by the City Council; and
- (2) the adoption of these Bylaws by the Board.

Section 76.02. Amendments to Articles of Incorporation and Bylaws. The Articles of Incorporation of the Corporation and these Bylaws may be amended only in the manner provided in the Articles of Incorporation and the Act.

