

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
JUNE 13, 2024
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Thursday, June 13, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

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

APPROVAL OF MINUTES

1. Consideration and action to approve Minutes from the 5/16/2024 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Consideration and action on 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. (French)

EXECUTIVE SESSION: (OPTIONAL WITH ADVANCED NOTICE TO CITY ATTORNEY)

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

COMMISSIONER COMMENTS:

Pursuant to LGC Section 551.0415, Commission 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.

ADJOURN

ACCESSIBILITY STATEMENT

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

NON-DISCRIMINATION STATEMENT

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

I, the undersigned authority, do hereby certify that the above agenda was posted on the bulletin board at 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 June 10, 2024 before 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink that reads "Justin French". The signature is written in a cursive, flowing style.

Justin French, AICP
Community Development Director
City of Alvarado, Texas

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

**104 W. COLLEGE
May 16, 2024 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Thursday, May 16, 2024 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton
Mike McBee
Ryan Banister
Kelly Richardson
Joshua Rendon

The following alternate was present for roll call:
Barbara Fuller

The following alternate was absent for roll call:
Flint Webb

City personnel present: Justin French, Community Development Director

Chairman Thornton called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

APPROVAL OF MINUTES – Commissioner Bannister moved to approve the April 11, 2024 minutes as written. Commissioner Rendon seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Consideration and action on 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. Mr. French presented a brief overview of the request. The applicant, Mike Holmes was present to answer questions. Being no one further to speak upon the request, Chairman Thornton asked for a motion. Commissioner Bannister moved to recommend disapproval for reasons provided to City Council as presented. Commissioner Rendon seconded the motion. Motion passed with five votes in favor and none opposed.

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. Mr. French presented a brief overview of the request. The applicant, Mike Holmes was present to answer questions. Being no one further to speak upon the request, Chairman Thornton asked for a motion. Commissioner Bannister moved to recommend conditional approval to City Council as presented. Commissioner Rendon seconded the motion. Motion passed with five votes in favor and none opposed.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 7:22 p.m.

Passed and approved this _____ day of _____, 2024.

Bryan Thornton, Chairman

Attest:

Justin French, Community Development Director



Planning and Zoning Commission Meeting Management Report

Meeting Date: June 13, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on 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 34-36.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

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

On May 16, 2024, the Planning and Zoning Commission recommended disapproval to City Council, and on May 20, 2024, the City Council disapproved the Lone Oak Addition Phase 1 final plat. The applicant resubmitted the final plat on June 6, 2024, and the P&Z and City Council must now act on the plat within 15 days of this resubmittal per [Alvarado](#) statutes.

The Future Land 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. Staff recommends disapproval of the final plat with conditions in the drafted recommendation letter attached.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission recommend to Council approval with conditions in the draft recommendation letter attached.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Final Plat
Applicant's Reply to Reasons for Disapproval
Draft Recommendation Letter
Subdivision Construction Plans (available upon request)



PLAT APPLICATION

Office Use Only

Clerk: _____ Project#: _____

Fee: \$ _____

Date Pd: _____ Check# or Cash: _____

Receipt#: _____ Received by: _____

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

Type of Plat

☐ Preliminary Plat

☒ Final Plat

☐ Plat Revision

☐ Administrative Plat

Title of Plat LONE OAK PHASE 1

Total Lots 257 SF RESIDENTIAL
5 OPEN SPACE
1 AMENITY CENTER
1 FIRE STATION Total Acres 70.219 Current Zoning PD

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

Survey Name(s) JAMES B CONGER SURVEY
DAVID MITCHELL SURVEY
GEORGE S. MCINTOSH SURVEY
JAMES NICHOLSON SURVEY Abstract No.(s) ABSTRACT NO. 150
ABSTRACT NO. 586
ABSTRACT NO. 625
ABSTRACT NO. 107 Pract(s) _____

Address/Location 1029 CR 607 ALVARADO, TEXAS 76009

Applicant

Company or Name JB PARTNERS, INC

Contact Name CHRIS WALL

Address 2121 MIDWAY ROAD,
SUITE 300 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

Address 5501 HEADQUARTERS DRIVE,
SUITE 300W 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 Meeting

Date of Council Meeting

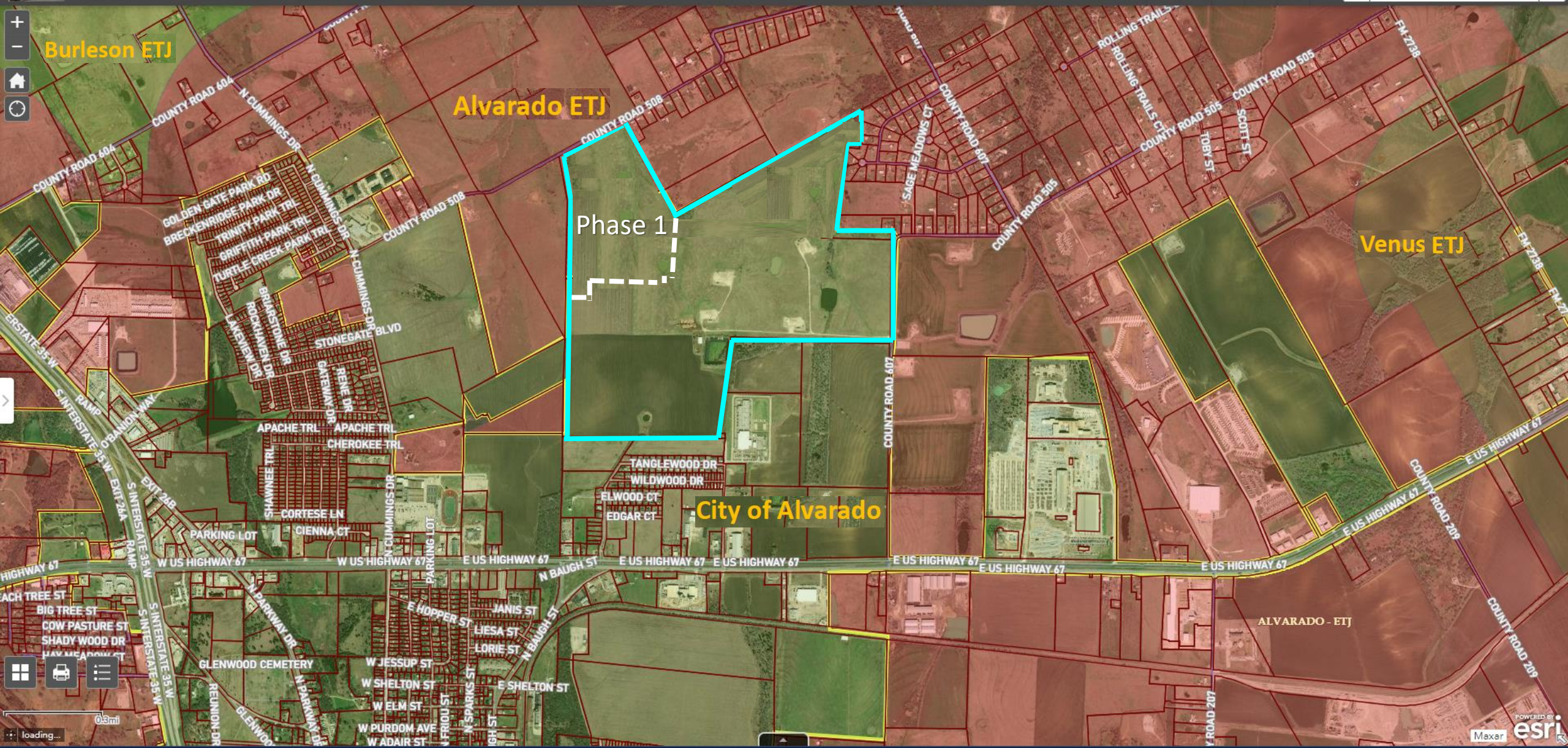
Signature of Planning Official

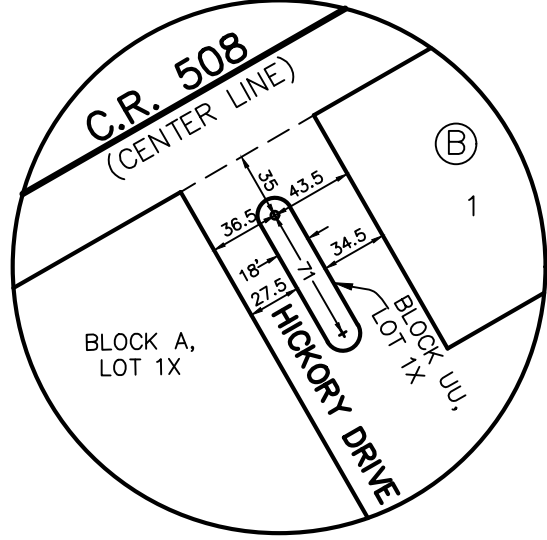
****FOR OFFICE USE ONLY****

Received By

Date Received

Date Approved





DETAIL "A"

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

COUNTY ROAD NO. 508
(CENTER LINE OF C.R. NO. 508)
40' R.O.W. DEDICATION
(BY THIS PLAT)

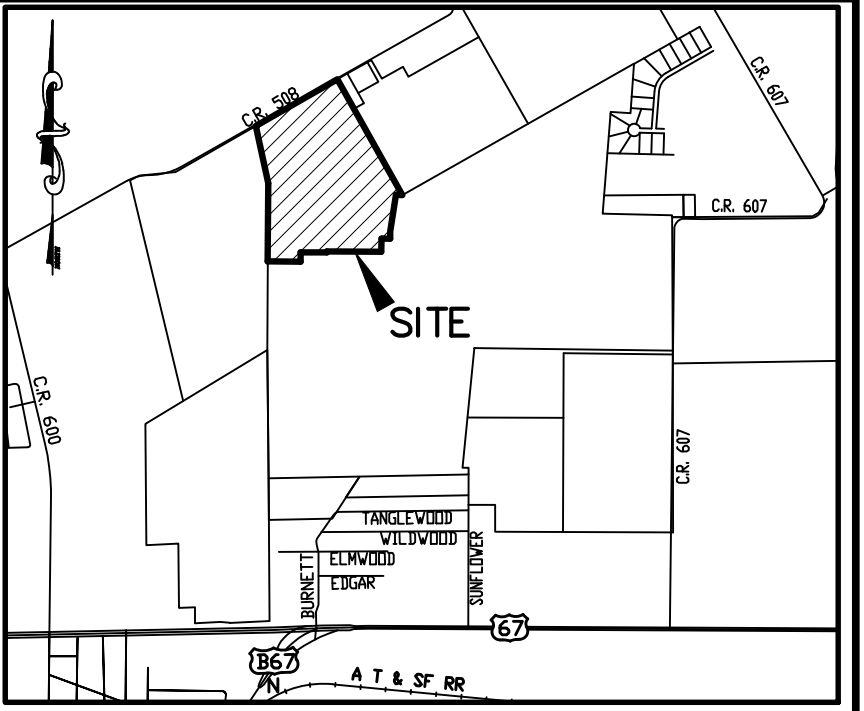
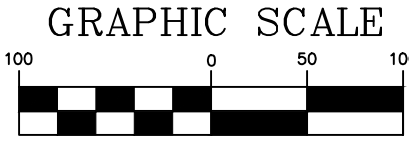
FIRE STATION LOT
LOT 11X, BLOCK B
(2.483 ACRES)

SMIA INVESTMENTS, LLC
INST. NO. 2018-5552
CALLED 1.519 AC.

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

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

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

- 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 |
| PAGE | 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.
 - REAR AND SIDE DRIVEWAY ACCESS TO MAJOR THOROUGHFARES SHALL BE PROHIBITED.
 - 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, THIS PROPERTY IS WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN.
 - NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 (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

CENTURY LAND HOLDINGS OF TEXAS, LLC OWNER/DEVELOPER

130 East John Carpenter Frwy, #230 (972)999-2001
Irving, Texas 75062

Contact: David Aughinbaugh

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: JUNE 04, 2024

Sheet 1 of 3

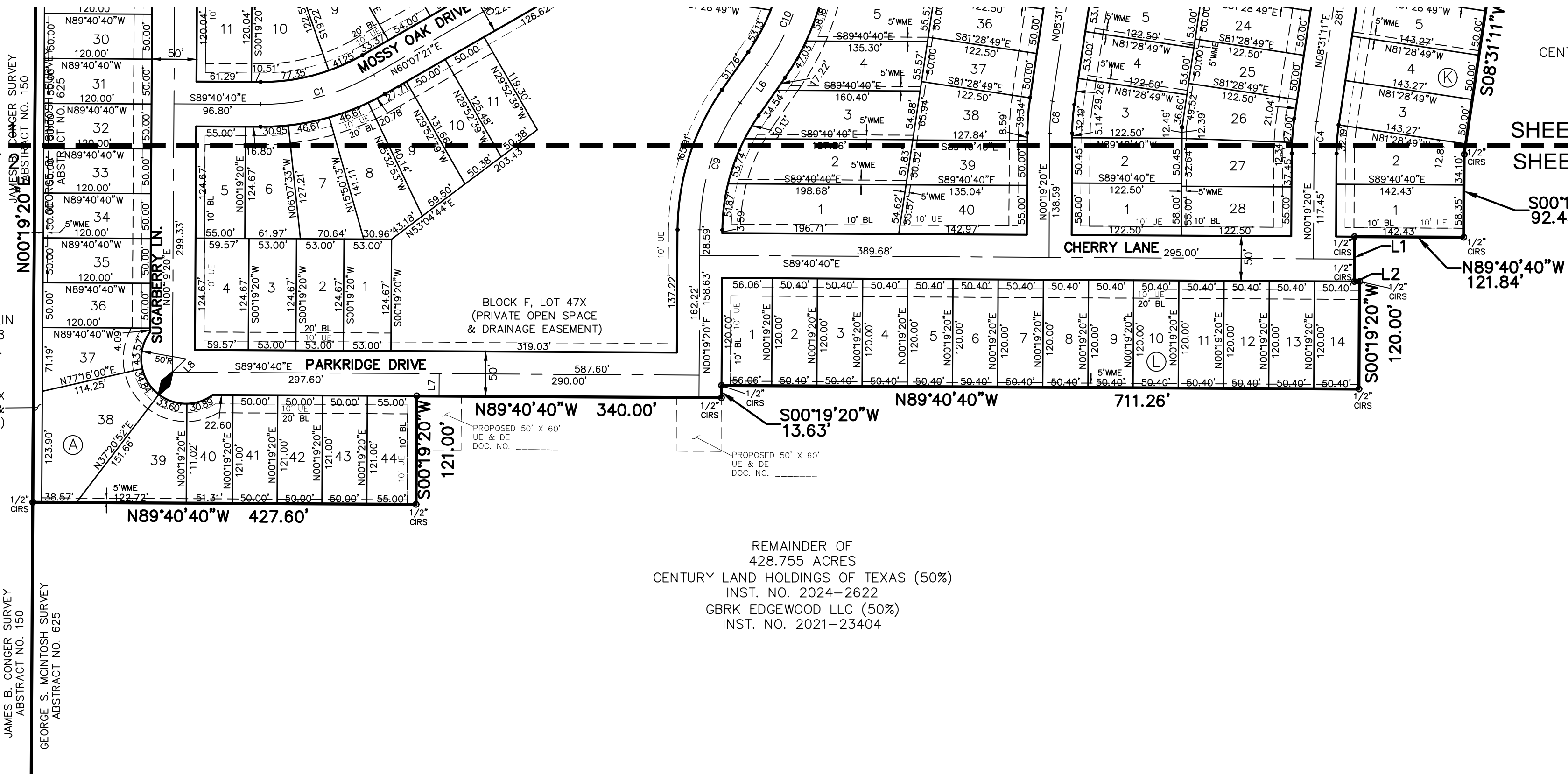
Plotted by: cwall Plot Date: 6/5/2024 2:45 PM

Drawing: H:\Projects\BBOC10-Stonagate\Phase 1\Surveying\dwg\BBOC10PT-PH-1.dwg Saved By: cwall Save Time: 6/5/2024 11:29 AM

MATCH LINE SHEET
SHEET

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

BLOCK A, LOT 1X
(PRIVATE OPEN SPACE &
DRAINAGE EASEMENT)



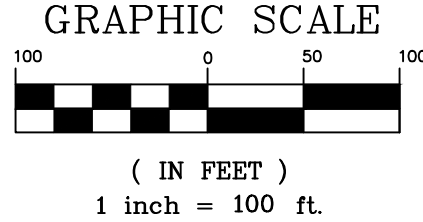
SHEET 1 MATCH LINE
SHEET 2

S00°19'20\"W
92.45'

N89°40'40\"W
121.84'

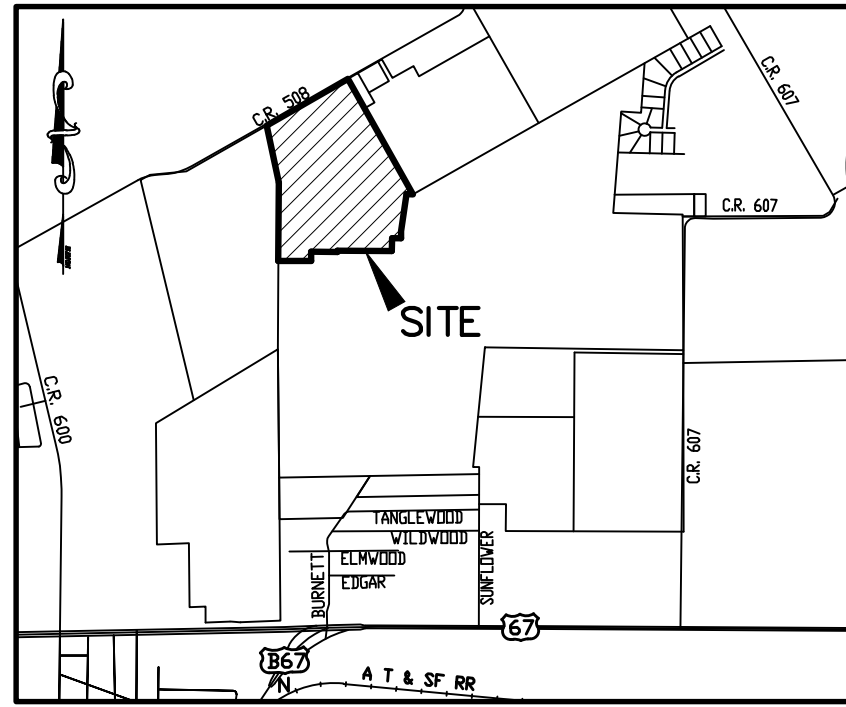
S00°19'20\"W
13.63'

REMAINDER OF
428.755 ACRES
CENTURY LAND HOLDINGS OF TEXAS (50%)
INST. NO. 2024-2622
GBRK EDGEWOOD LLC (50%)
INST. NO. 2021-23404



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



LOCATION MAP
NTS

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	34,848	0.800	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	6,738	0.155
A-3	7,989	0.183	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	8,793	0.202	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	K-2	7,997	0.184
A-5	9,597	0.220	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	9,042	0.208	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	UU-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	7,284	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			

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.
- REAR AND SIDE DRIVEWAY ACCESS TO MAJOR THOROUGHFARES SHALL BE PROHIBITED.
- 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, THIS PROPERTY IS WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN.
- NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 (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

CENTURY LAND HOLDINGS OF TEXAS, LLC OWNER/DEVELOPER

130 East John Carpenter Frwy, #230 (972)999-2001
Irving, Texas 75062

Contact: David Aughinbaugh

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: JUNE 04, 2024

Sheet 2 of 3

OWNERS CERTIFICATION

WHEREAS Century Land Holdings of Texas, 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 Special Warranty Deed to Century Land Holdings of Texas, LLC recorded as Instrument No. 2024-2622 and in Correction Deed 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 428.755 acre tract and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-5552, 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, Century Land Holdings of Texas, 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.

CENTURY LAND HOLDINGS OF TEXAS, 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

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

Mayor

City Secretary

CITY PROJECT NO. FP ____-____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
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Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JUNE 04, 2024

Sheet 3 of 3



June 5, 2024

Justin French
Community Development Director
104 W. College Ave.
Alvarado, TX 76009
(817)-240-9585

Re: **LONE OAK ADDITON PHASE 1 FINAL PLAT**

Justin,

JBI has reviewed the comment letter received from the City of Alvarado on the final plat comments and have addressed the comments as follows:

Comments

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.

- **In Section 5.3 of our approved Development Agreement, it specifically has a pump/haul provision for Developer. An email from A-1 Little John is provided showing that they have the ability to perform pump/haul operations if needed. A-1 Little John has provided a location for disposal of waste and a truck route has also been provided. It should no hold up the review, approval, or recording of the Final Plat.**

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.

- **This is not a typical item that is shown on the Final Plat itself, but rather shown on the civil engineering plans. The Lone Oak Phase 1 civil engineering plans show the connection to the future sanitary sewer main by others (green line) on Sheet 7.06.**

3. If Lone Oak Addition Phase 1 is to have temporary sanitary sewer service provided by the developer until adequate off-sit sanitary service is available with the City of Alvarado then add a note on the plat stating such that 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.



- In Section 5.3 of our approved Development Agreement, it specifically has a pump/haul provision for the Developer. An email from A-1 Little John is provided showing that they can perform pump/haul operations if needed. A-1 Little John has provided a location for disposal of waste and a truck route has also been provided. The disposal place is City of Ft. Worth Liquid Waste Transfer Station and the address is:

City of Ft. Worth
3299 Yuma Drive
Fort Worth, Tx, 76119

4. Attached remarks from the City Engineer must be adequately addressed prior to final plat approval.
- The engineering comments have been addressed with this submittal.

At this time, we feel we have addressed the comments. Please let us know if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read "Chris Wall".

Chris Wall, PE
Vice President/Partner



June 05, 2024

Justin French
Community Development Director
City of Alvarado
104 W. College
Alvarado, TX 76009

Re: **LONE OAK PHASE 1 CIVIL ENGINEERING PLANS**

Justin:

JBI has reviewed the comments received on the preliminary plat and have addressed the comments as follows:

Cover Sheet 0.01 –

- **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.**
 - **Noted.**
- **TIA and Flood study under separate review letter.**
 - **Noted. We are resubmitting the TIA and Flood Study. The TIA has been approved as part of the DA. The flood study has been revised per the latest comments.**
- **Include plans for improvements to CR 508.**
 - **Per the TIA, the only requirement for CR 508 with Phase 1 is the addition of a right turn lane into our development. The right turn lane has been added to the plans. The right-of-way instrument that is needed for the turn lane improvement has been acquired, recorded, and a copy sent to the city. The TIA also states that there will be a need to improve C.R. 508 from Agave to the eastern boundary of Lone Oak Phase 1, but that will not take place until Lone Oak Phase 5.**
- **Verify compliance with all City Masterplans. Including sewer as to verify downstream capacity.**
 - **All plans conform to the City of Alvarado 2017 Comprehensive Plan.**
 - **The north/south thoroughfare at the western edge of the property is not being included since the Approved Developer's Agreement did not show that roadway on any exhibits within the agreement. The developer will follow language outlined in the Approved Developer's Agreement regarding this future Road.**
- **Downstream sanitary sewer lines are required to be installed and accepted by the City prior to any sewer service being available to this site. (Or capacity provided in accordance with the agreement between the City and the development)**
 - **The developer has pump and haul rights as part of the approved development agreement. The downstream sewer lines are being designed and constructed that will**



have capacity for the Lone Oak development when in operation. If the downstream lines are still under construction, the developer will utilize the pump and haul as means for sewer to serve the lots until the downstream lines are completed.

- Mitigation for wetlands and waters of the US, as identified in the submitted report, is required.
 - There are no wetlands that meets the WOTUS classification within the Lone Oak development. The wetlands report and delineation map are included with this submittal.
- Verify with the City if roadway or utility stub-outs to adjacent properties are needed.
 - There are no future roadway or utility stub outs to adjacent properties being included in Lone Oak Phase 1 or Phase 2 at this time. The Phase 1 & 2 layout does not incorporate any stubs and was approved with our development agreement.
- 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.
 - There are no channels or storm water improvements outside the areas of platting.

Final Plat Sheet 0.03

- Check abstract number
 - Noted. Plat is now updated.
- Is this also a drainage easement conveying off-site flow?
 - This drainage easement will capture both on and offsite flow from the west. See drainage area map.
- Incorrect spelling of adjacent land owner.
 - Noted. Plat is now updated.
- 428.755 acres?
 - Noted. Plat is now updated.
- Show the floodplain LOMR to be completed when the phase containing the floodplain is developed.
 - A LOMR is not needed with Lone Oak Phase 1 or Phase 2 as there is no floodplain within the limits of Phases 1 & 2.

Final Plat Sheet 0.04

- Check abstract number
 - Noted. Plat is now updated.



Final Plat Sheet 0.05

- Use consistent references. Inst/Doc number not consistent with exhibit.
 - Noted. Plat is now updated.

Sheet 1.01 – Overall Paving Plan

- 3600 PSI strength minimum. NCTCOG Class C pavement design
 - The plans reflect the recommendations from the geotechnical engineer listed in ALPHA Report No. W213053-1. We request that this specification be deemed acceptable.
- 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.
 - Notes in regard to the lime subgrade have been added. These notes are based on the ALPHA Report No. W123053-1.

Sheet 1.02 – Paving Plan & Profile: Hickory Drive

- Add hatch into legend
 - Hatch added to legend.

Sheet 1.21 – Paving Plan & Profile Cherry Lane

- To where? Offsite drainage easement needed until downstream infrastructure is developed.
 - We will be mass grading Lone Oak Phase 2 and it will have positive drainage to the proposed detention pond in Phase 2. Future storm lines will pick these areas up. Offsite drainage easements will be provided.

Sheet 1.22 – Paving Plan & Profile Shumard Oak Drive

- Can't sheet flow off-site, capture storm water and convey.
 - We will be mass grading Lone Oak Phase 2 and it will have positive drainage to the proposed detention pond in Phase 2. Future storm drains will pick these areas up.

Sheet 1.23 – Overall Paving Plan – Phase 2 Mass Grading

- Easements needed for off-site grading activities outside of platted area. 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.
 - All runoff from the Lone Oak Phase 2 mass grading will be collected in the proposed detention pond next to the lift station. Please reference mass grading sheets for proposed contours and grades. We are including the easements for utility and drainage improvements that will be outside of Phase 1.



Sheet 1.40 – Paving Details

- Update O.C. both ways for #3 bars to 18”
 - Updated.

Sheet 2.00 – Grading Plan – Overall Grading

- General note: Grading shall not create lot-to-lot drainage condition unless approved by City or City Engineer during design and easements are provided. Retaining walls 4’ in height or greater must be designed by a Professional Engineer licensed to practice in the State of Texas.
 - General notes have been updated.

Sheet 2.01 – Grading Plan – Sheet 01 of 06

- If 1-ft freeboard cannot be achieved, the development will need to request a variance by the City. At the City’s discretion if the variance is granted.
 - All channels have been modified to meet the 1-ft freeboard. No variance is needed.
- Insert wall plans into this set since the wall is going to be utilized for the drainage channel.
 - The retaining wall plans will be provided at time of permit request. The retaining wall plans will be added to the record drawings at the end of the project.

Sheet 2.02 – Grading Plan – Sheet 02 of 06

- No objections to this approach even though it is not an ideal scenario. Is it possible to get approval from the downstream property owner as an assurance of avoiding potential future drainage questions from them?
 - We are matching the existing conditions conditions at our east boundary line downstream of the ponds.
- Make sure the drainage area map the pre and post discharge rates are clearly listed.
 - This information is now added to the grading plan and matches the flood study.

Sheet 2.03 – Grading Plan – Sheet 03 of 06

- List elevations (typ.)
 - The elevations are now listed on all cross sections.

Sheet 2.05 – Grading Plan – Sheet 05 of 06

- Insert wall design.
 - The retaining wall plans will be provided at time of permit request. The retaining wall plans will be added to the record drawings at the end of the project.

Sheet 2.07 – Grading Plan – West and Central Channel Profiles

- Missing info, show top of bank.
 - The top of bank is now shown in the profile.



Sheet 2.08 – Retaining Wall Plan – Sheet 01 of 10

- Retaining walls 4-ft in height, or greater, shall be structurally designed by a Professional Engineer licensed to practice in the State of Texas
 - The retaining wall plans will be provided at time of permit request. The retaining wall plans will be signed off on by a structural engineer. The retaining wall plans will be added to the record drawings at the end of the project.

Sheet 2.19 – Grading Plan – Sheet 01 of 06

- Clarify if the Phase 2 plans are for Mass Grading Only.
 - The Phase 2 plans are for Mass Grading only and a plot stamp has been added for clarification.

Sheet 2.25 – Grading Details

- Label the flow rates
 - The flow rate have been added to the plan. These flow rates are from the flood study.
- To be able to clearly show the attempt to spread the flow. Provide cross-sections at increments.
 - Additional cross-sections have been added to the plans.

Sheet 4.04 –Drainage Calculations

- Verify this is the correct size.
 - The drop inlets have been resized to 2-ft x 2-ft inlets.

Sheet 4.05 –Drainage Calculations

- If sizing the storm drain for the 25-year event (the minimum by FTW iSWM manual) then show the structural overflow at each sag inlet for the remainder of the flood mitigation.
 - A new sheet has been created that shows the difference in the Q25 and Q100 for all storm main lines, 100-yr overflow capacity of street, and the overflow path.
- Downstream velocity is zero? (shown on several, clarify if this is pond or what the condition is).
 - The downstream velocities have been edited to not be zero based on the storm line outfalls.

Sheet 5.01 – Line A1

- Show and label HGL in all profiles.
 - HGL lines are now shown where applicable. In other cases where there is no HGL, the lines are labeled in partial flow.

Sheet 5.02 – Line A2 Sta 0+00 – 6+00

- Recommend aerators in the retention pond.
 - All ponds that have a normal pool will have fountains in them for aeration.
- How is HGL below the pipe.
 - HGL below the pipe has been corrected and lines are now labeled as partial flow.



Sheet 5.03 – Line A2 Sta 6+00 – End & Line A3

- Sewer?
 - The label on the parallel pipe now reads sewer for clarification.

Sheet 5.06 – Line B2 Sta 0+00 – 7+50

- Consider a railing on top of the headwalls due to drop off
 - The hand railing details have been added to Sheet 5.15.

Sheet 5.12 – Line C3

- Where are the storm calculations for the box culverts
 - The box culvert calculations were done with an HY-8 Model.
- Exceed maximum discharge velocity
 - We are providing grouted rock rip rap downstream of culvert to reduce the velocity by 0.09 fps in the channel.

Sheet 5.13 – Line C5

- Gator wrap or provide other means of making joints less likely to leak where standing water will be present in the pipe.
 - We are providing gasketed box and gasketed pipe for any areas where pond water will back up into pipes. Notes are provided on the plans.

Sheet 5.14 – Line C8 & D2

- It appears storm calculations for all storm lines are not shown
 - The storm calculations for C6, C6-C, C6-D, C6-E, & C6-F are all included in the calculations.

Sheet 5.16 – CUL-01 0+00 – 6+50

- Show top of bank
 - The top of banks are now shown in the profile.

Sheet 5.17 – CUL-01 6+50 - End

- Show top of bank
 - The top of banks are now shown in the profile.

Sheet 5.18 – OS-1 & OS-2

- Max discharge is 8 fps
 - The pipes have been sized per the flood study for detention purposes. There is substantial baffles and rock rip rap down stream of the culvert outfalls to slow down any erosive velocities.
- Missing Hydraulic Information
 - Hydraulic information has now been added.

Sheet 6.00 – Overall Water Plan

- Approval letter from JCSUD required prior to construction, including fire flow coverage
 - An official approval letter has not been issued by JCSUD. JCSUD is awaiting the final hydraulic analysis which they perform once Civil Plans are substantially complete. I am



including the information provided by JCSUD for the Lone Oak Development reevaluation based on proposed improvements.

- Fire Chief shall approve all fire hydrant locations
 - Per Justin French phone call conversation on 05-29-2024 the Fire Chief has reviewed the water plans and approved the FH locations.

Sheet 7.05 – Sanitary Sewer Plan – SS-1 (Start – STA 32+00)

- Offsite Easement needed until this portion is platted.
 - The sewer easements are now labeled in the plans. We are submitting a separate instrument document for both easements.
- Site to be dedicated to the City
 - The Lift Station lot will be dedicated to the City.

Sheet 7.07 – Sanitary Sewer Plan – SS-1 (Start – STA 26+00)

- Include full pipe flow and velocity on the profiles
 - Information has been added to each of the sewer profiles.

Sheet 7.15 – Sanitary Sewer Plan – SS-26 (Start – STA 25+00)

- Recommend a 5-ft manhole for 15-inch lines
 - All manholes along the proposed 15-inch sewer line has been upsized to a 5-ft diameter.

Sheet 7.17 – FM-1 – STA. 0+00 – 9+50

- Force main sizing will be confirmed with the lift station review.
 - The Lift Station plans are being submitted at the same time of the Civil Plan review, so that they can be looked at simultaneously.

Sheet 7.18 – FM-1 – STA. 9+50 – 18+50

- Recommend not installing a completely flat section. Lower the flowline at station 11+19 slightly so as a slight but continuously uphill grade can be constructed.
 - The force main grade has been lowered to achieve a 0.10% slope.

Sheet 7.19 – FM-1 – STA. 8+50 – 25+00

- Combination air-release/vacuum valve
 - The note on the plans have been updated to be a "Combination air-release/vacuum valve."

Sheet 7.20 – FM-1 – STA.25+00 – 35+00

- Keep Slight Grade
 - The force main grade has been lowered to achieve a 0.10% slope.



Sheet 7.23 – Sanitary Sewer Details

- Include conshield or approved equal (by the City) corrosion protection.
 - A note has been added to the details to reflect the provided comment.

At this time, we feel we have addressed the comments and would like to move forward with an early grading of the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Wall". The signature is fluid and cursive, with a large initial "C" and "W".

Chris Wall, PE
Vice President/Partner



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

June 13, 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 June 13, 2024, the Alvarado Planning and Zoning Commission recommended disapproval to City Council following receipt of the Lone Oak Addition Phase 1 final plat on June 6, 2024. The following comments have not been adequately addressed to result in compliance with the Alvarado subdivision ordinance.

1. 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

Member Texas Municipal League

From: [Craig Kerkhoff](#)
To: [Justin French](#); [Michael Dwiggins](#)
Subject: Lone Oak - Comments
Date: Wednesday, June 12, 2024 1:30:58 PM
Attachments: [ESMT-SSWR-1 \(CC Comments\).pdf](#)
[ESMT-SSWR-2 \(CC Comments\).pdf](#)
[ESMT-UE-DE-1 \(CC Comments\).pdf](#)
[ESMT-UE-DE-2 \(CC Comments\).pdf](#)
[ESMT-WE-1.pdf](#)
[BBC010 - Lone Oak Phase 1 - 7th Submittal - 06-06-2024.BHC Comments.pdf](#)

*****EXTERNAL EMAIL*****

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Justin,

I've attached the remaining pages with comments that have not been addressed or that we can not waive. Summarizing:

- We recommend the NCTCOG standard Class C pavement for public roadways, which requires 3,600 PSI strength (minimum)
- They are draining off-site to their own pond in phase 2, but through unplatted area. They did a drainage easement for this, but still need to grade a temp channel
- Rebar spacing on their details is not correct. This is minor as the spacing shown on their typical section is correct
- They are proposing to permit the retaining walls for the public improvements separately. These typically are a separate permit through the building department but are often applicable to the walls between lots. They are showing walls along the drainage easement, to which the drainage easement functionality will be reliant. My preference would be to have those plans in this set, however I do not object to the walls plans being reviewed and permitted by the City's standard permitting process. The condition to the developer being that none of the public improvements will be accepted by the City until the plans for the walls of public improvements are submitted (and subsequent permit from the building department) and the walls constructed and inspected.
- Need to revise run-off note on a couple sheets. Overall calculations appear correct, just how they are calling out in a few locations.
- JSUD has not approved the water line plans. The developer's engineer states that JSUD won't review the plans until they are substantially complete (to which I think they are). Further, the letter for re-evaluation that JBI submitted states that the developer has to contribute to off-site improvements for JSUD. The City may want

a copy of that agreement so as you know water service can be had.

I've attached the markups along with the easement reviews. Lift station and flood study comments appear addressed.

Of the comments above, the two main (in my opinion) would be the strength of the concrete and the water study. The 3600 psi is standard throughout North Texas for public paving (if not higher strength). For the water study, JSUD hasn't confirmed the water pressure for the proposed development yet.

Craig M. Kerkhoff, PE, CFM

Birkhoff, Hendricks & Carter, L.L.P.

TBPE Firm F526, TBPLS Firm 100318

11910 Greenville Ave., Suite 600

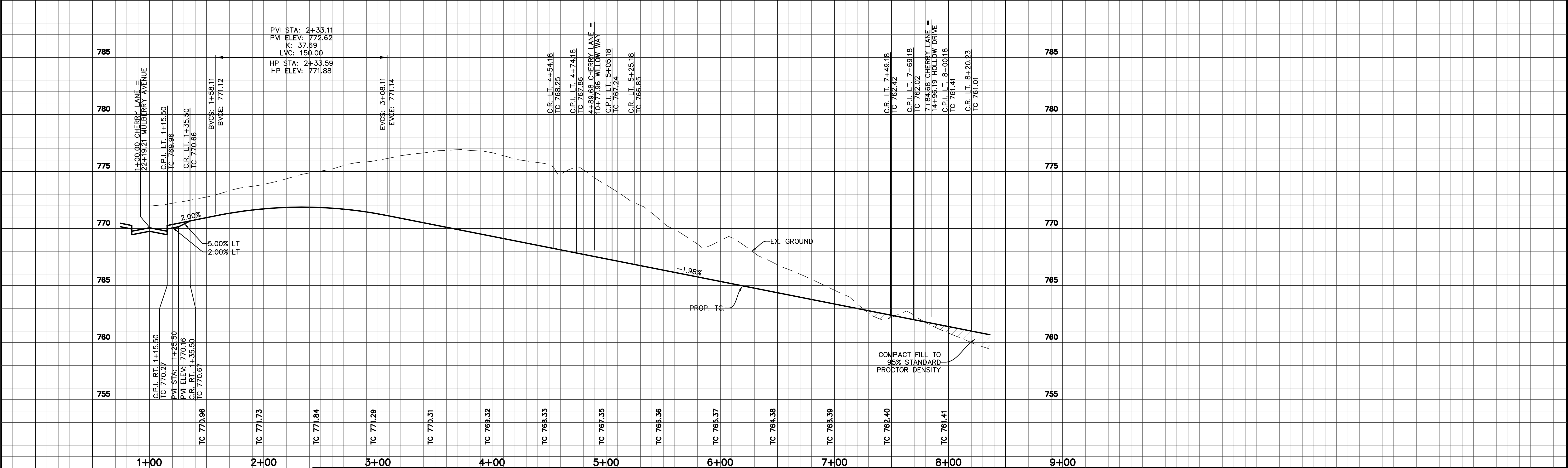
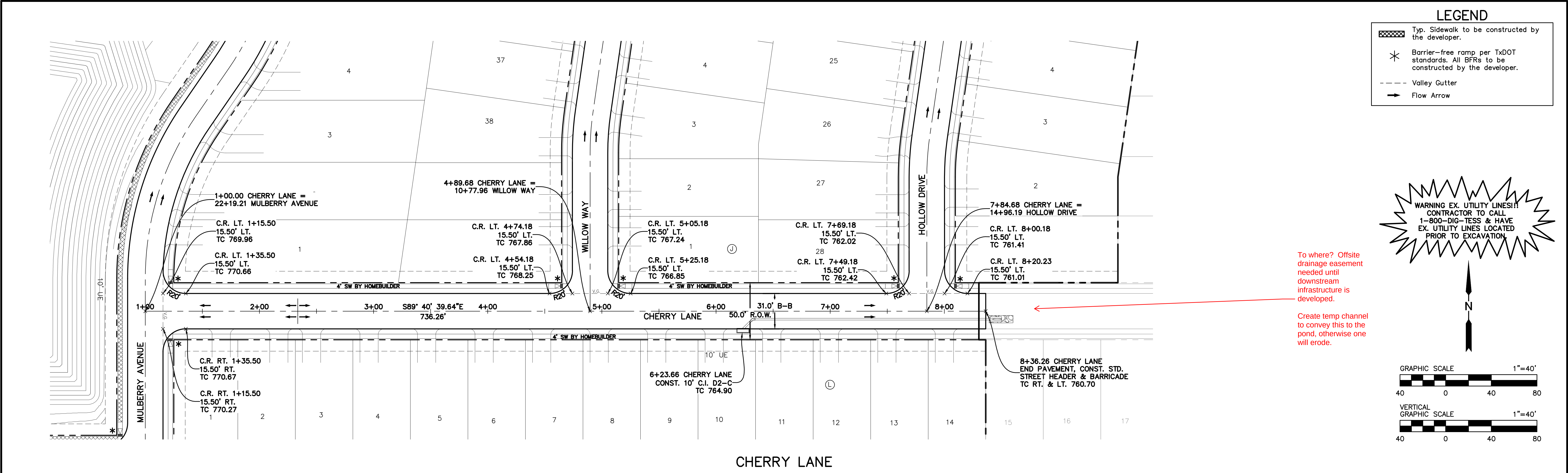
Dallas, Texas 75243

(P) 214-361-7900

(F) 214-461-8390

Birkhoff, Hendricks & Carter, L.L.P.

To excel in consulting municipal engineering
through creative, professional and ethical practice



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

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05-31-2024



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TBPE No. F-438
TBPLS No. 10076000

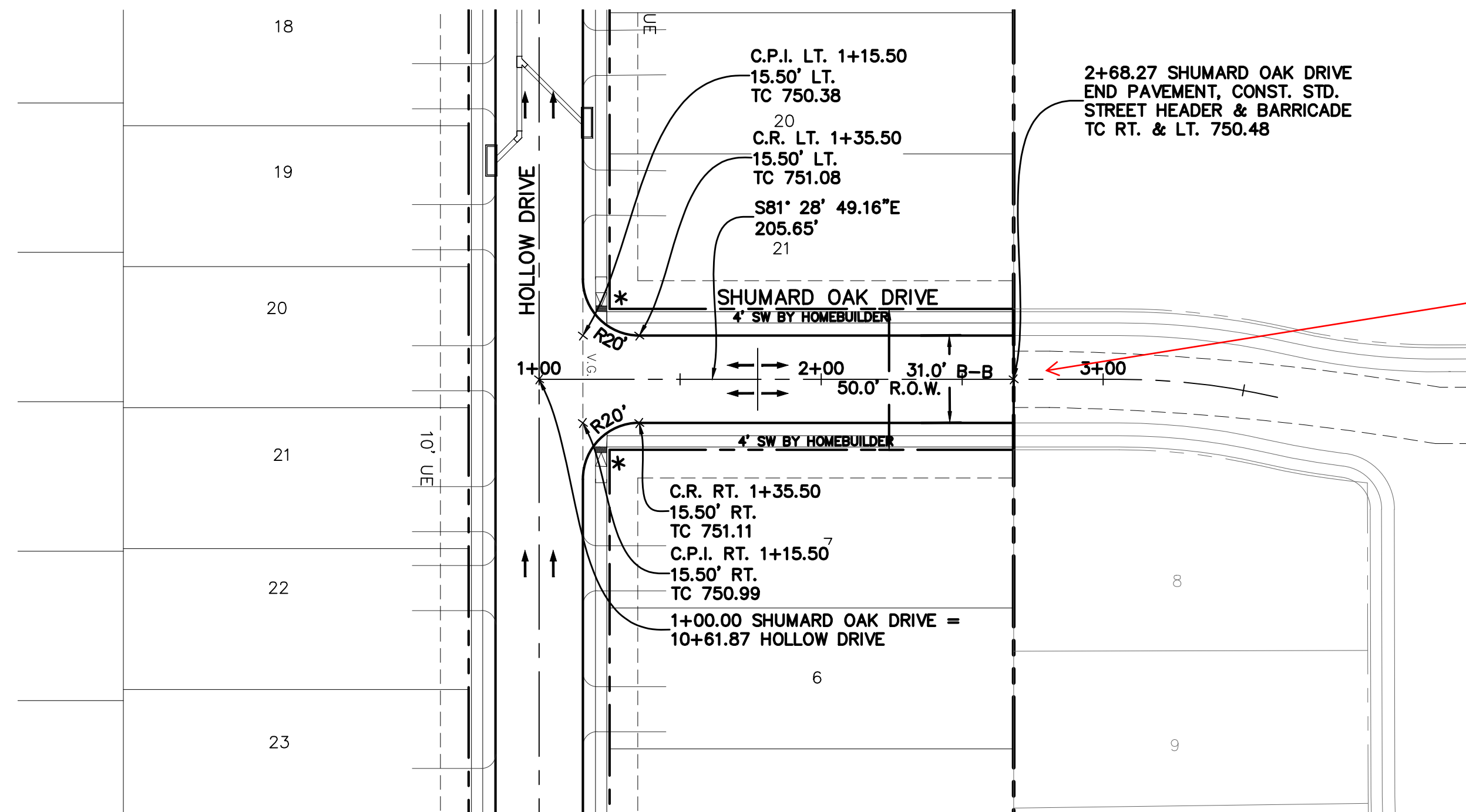
PAVING PLAN & PROFILE		PROJECT NO.
CHERRY LANE		BBC010
LONE OAK, PHASE 1		SHEET NO.
City of Alvarado, Johnson County, Texas		1.21

 Typ. Sidewalk to be constructed by the developer.

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

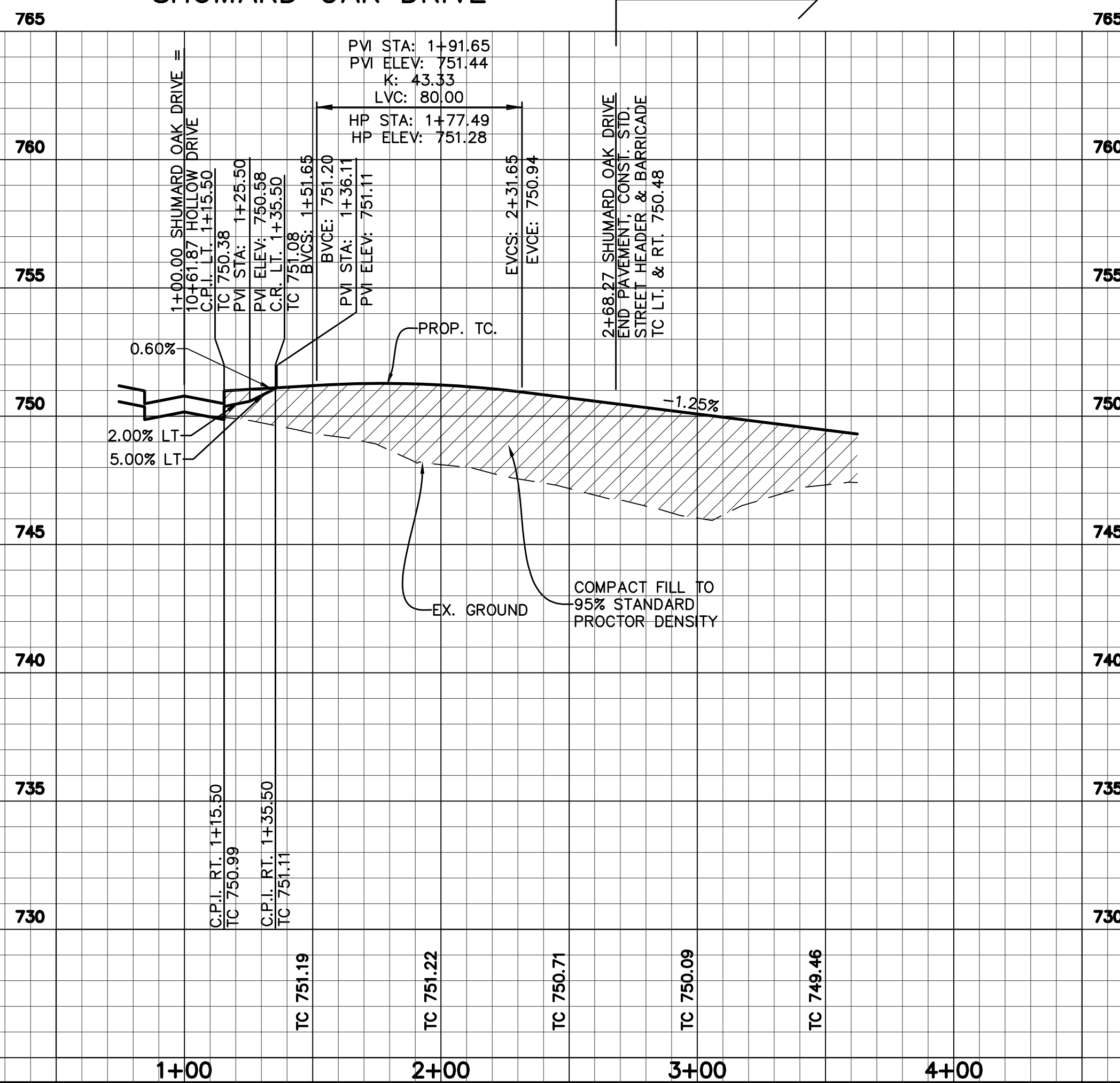
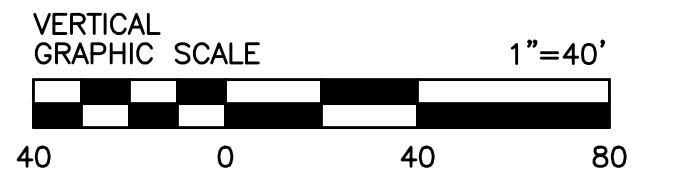
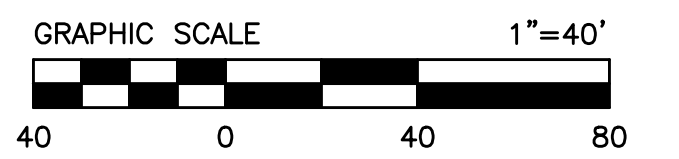
 Valley Gutter

 Flow Arrow



- Create temp channel to convey this to the pond, otherwise one will erode.

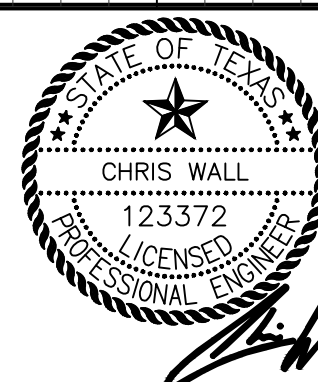
WARNING EX. UTILITY LINES!!!
CONTRACTOR TO CALL
1-800-DIG-TESS & HAVE
EX. UTILITY LINES LOCATED
PRIOR TO EXCAVATION.



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'

[illegible]

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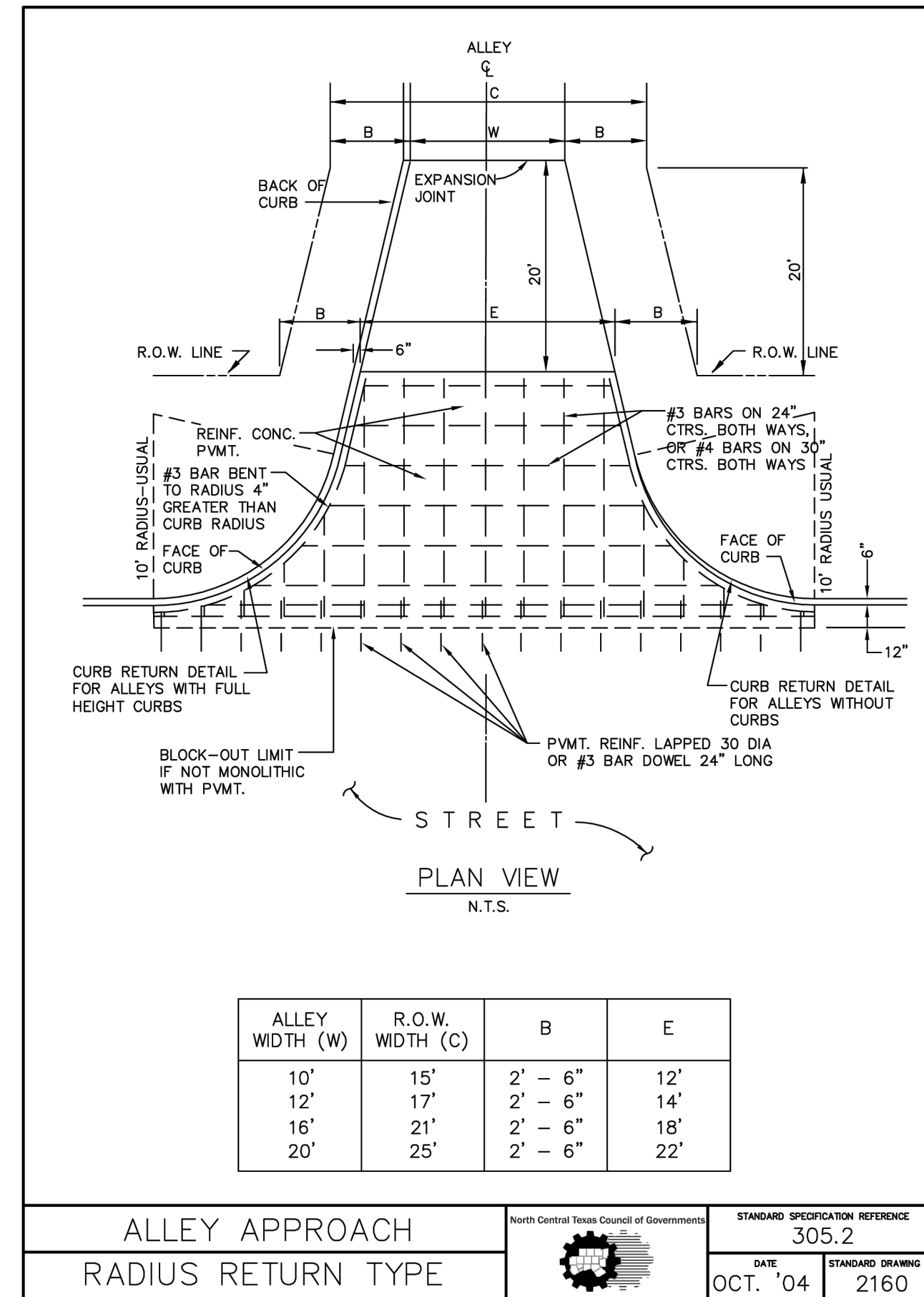
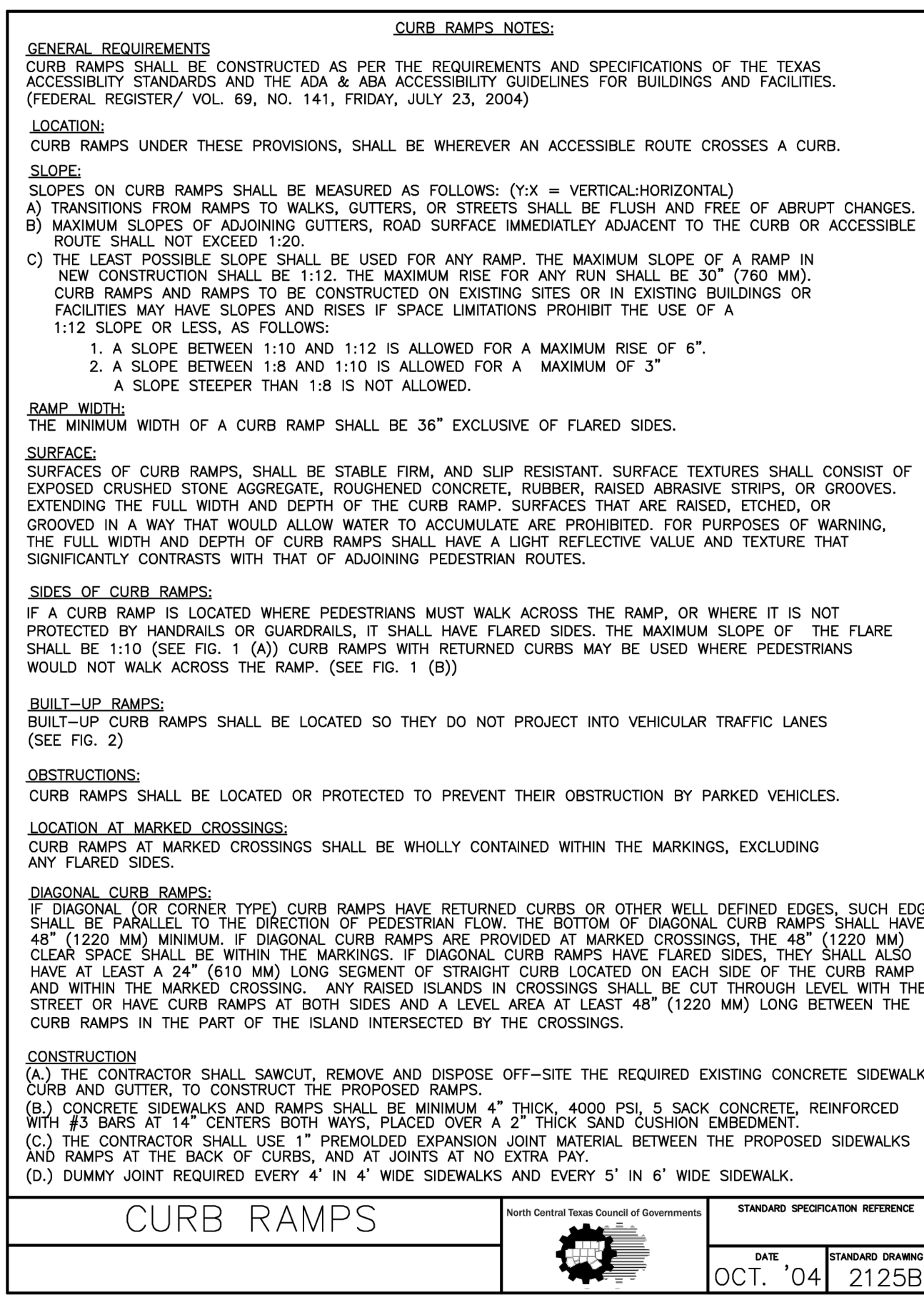
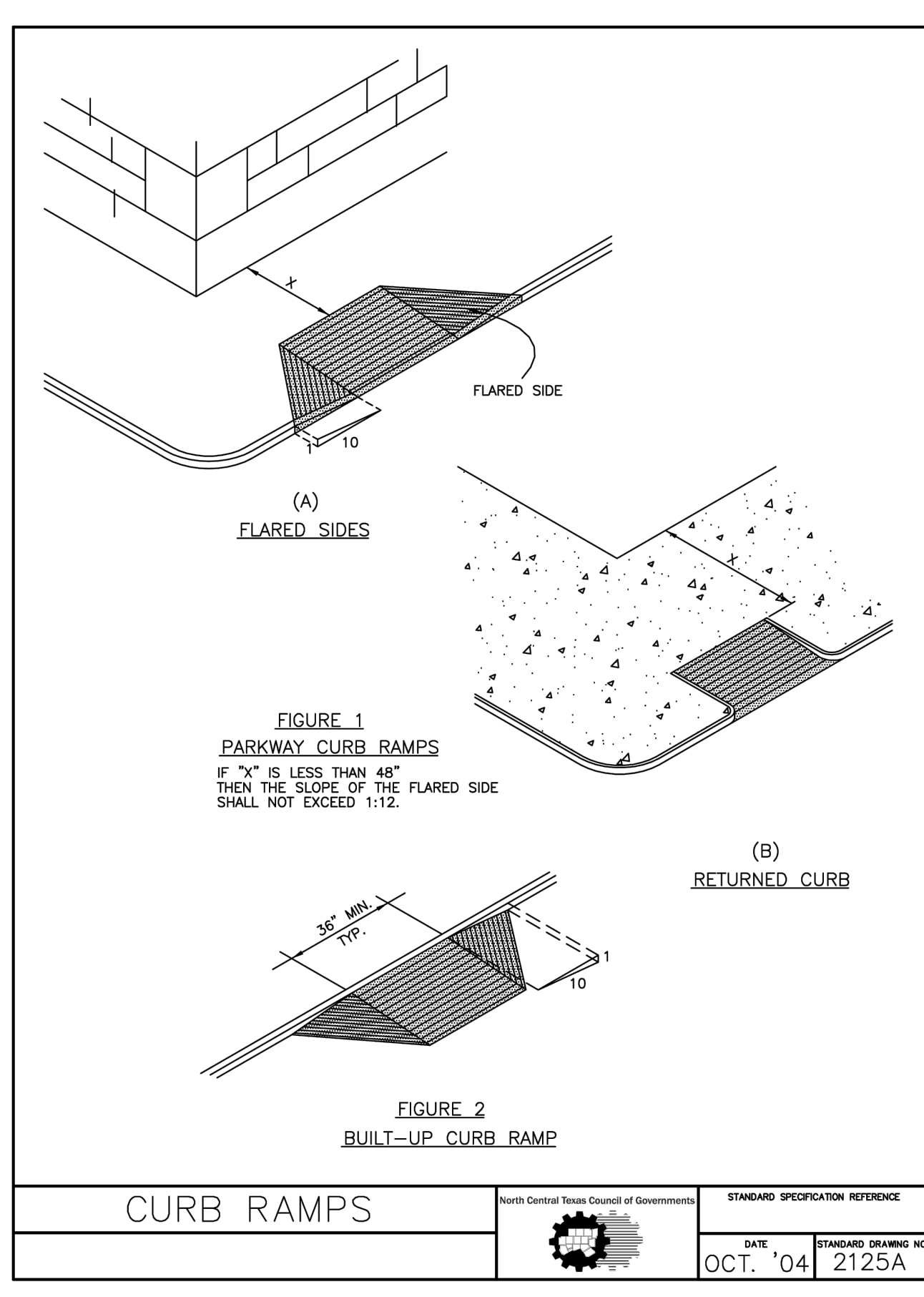
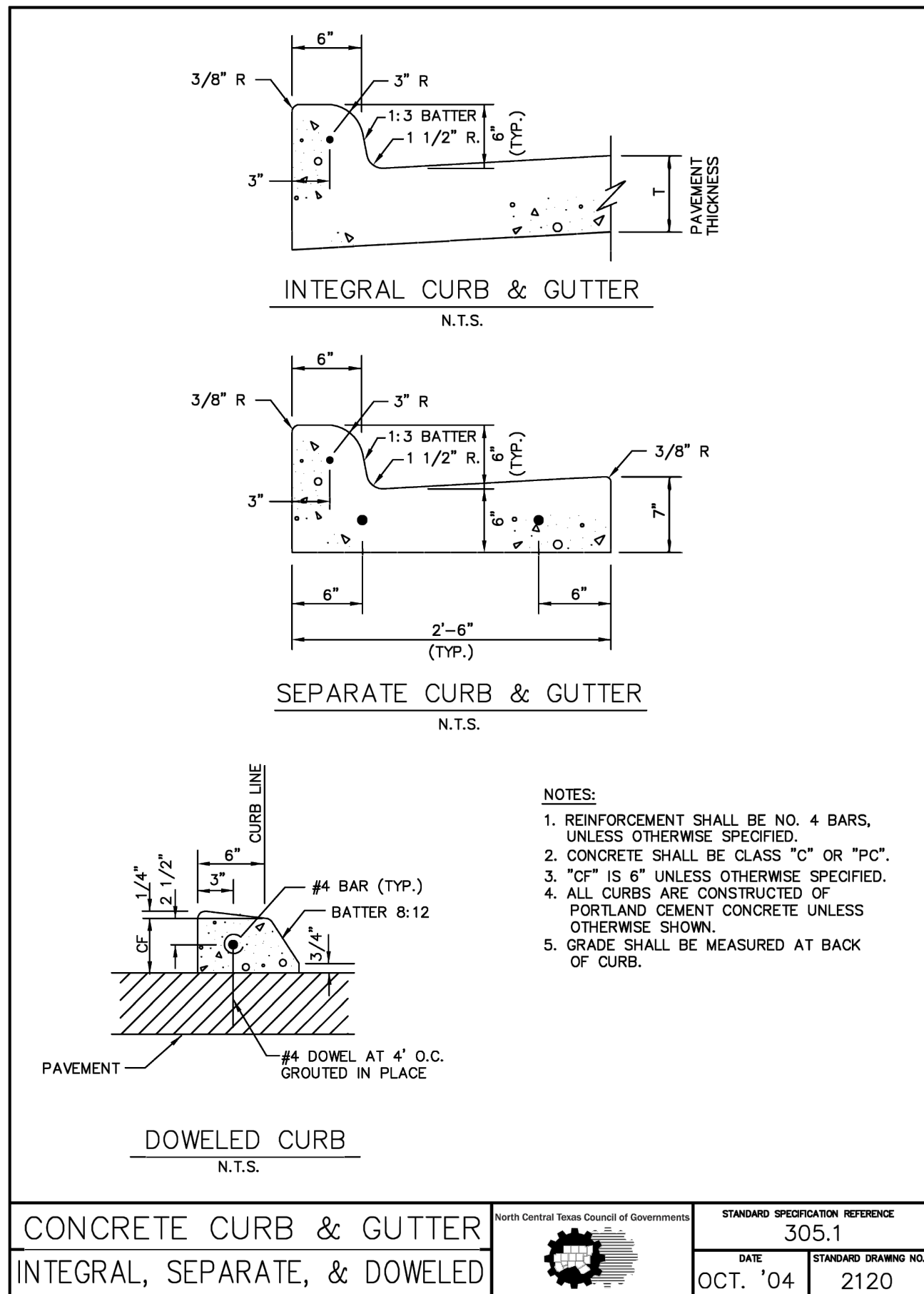
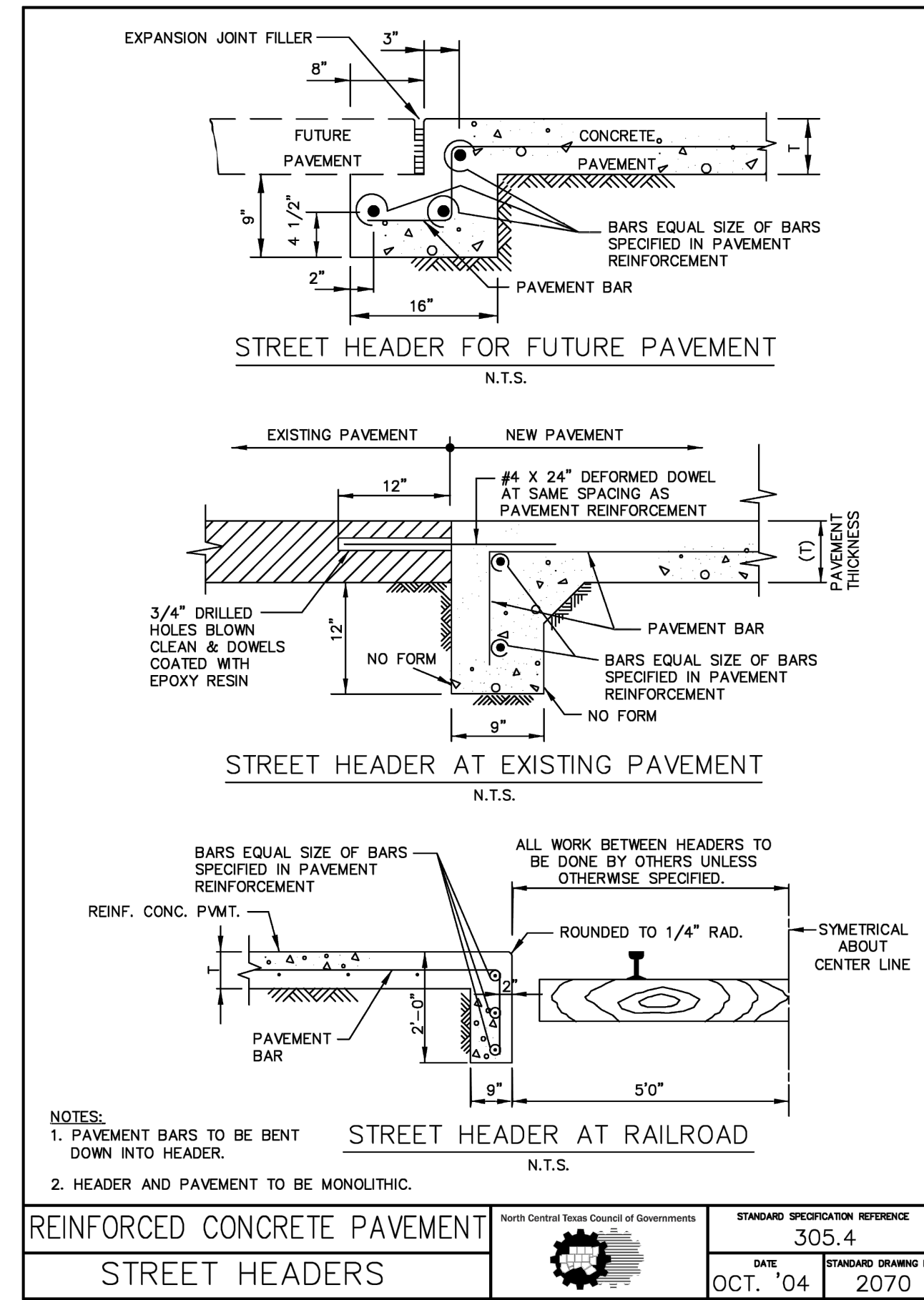
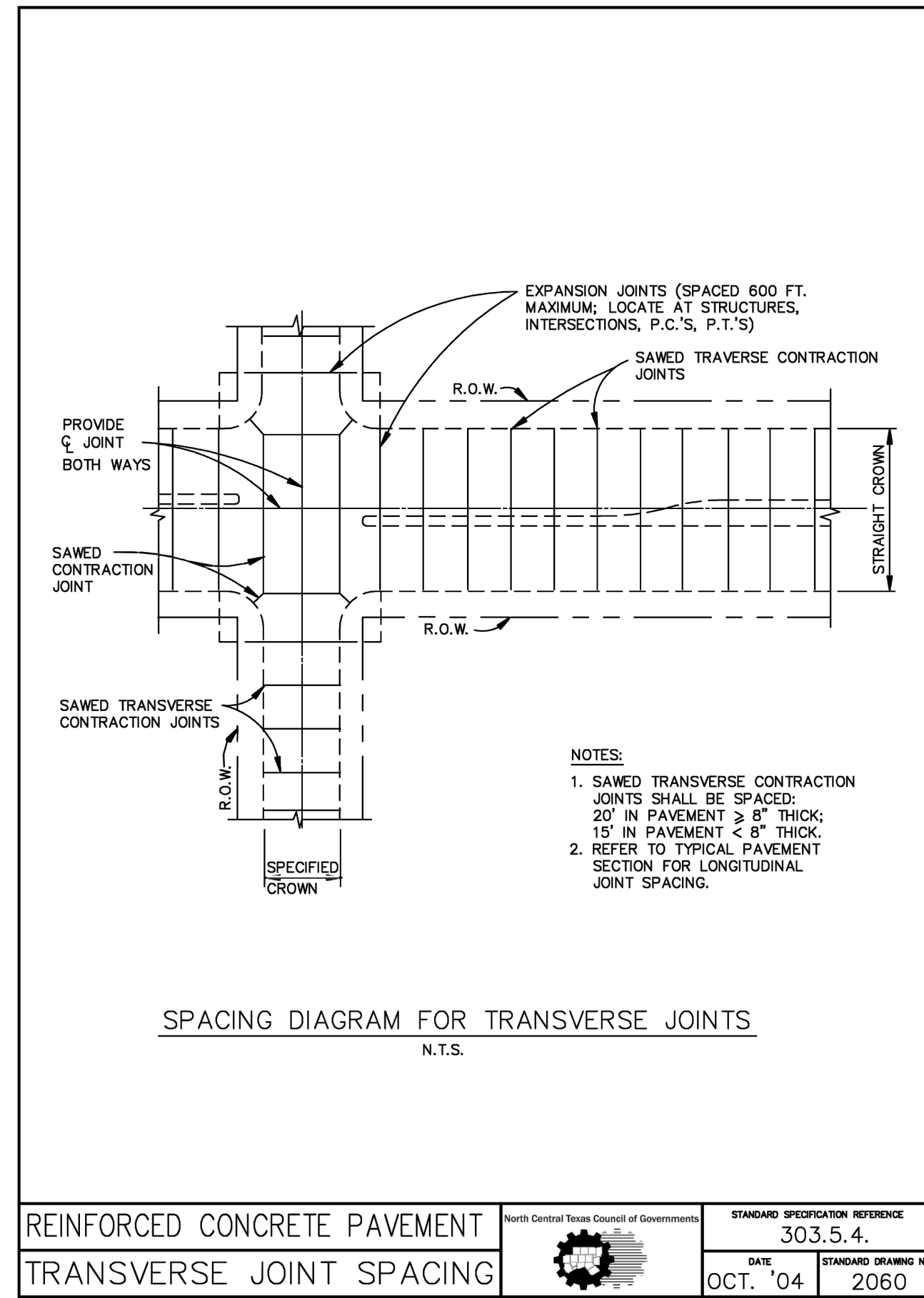
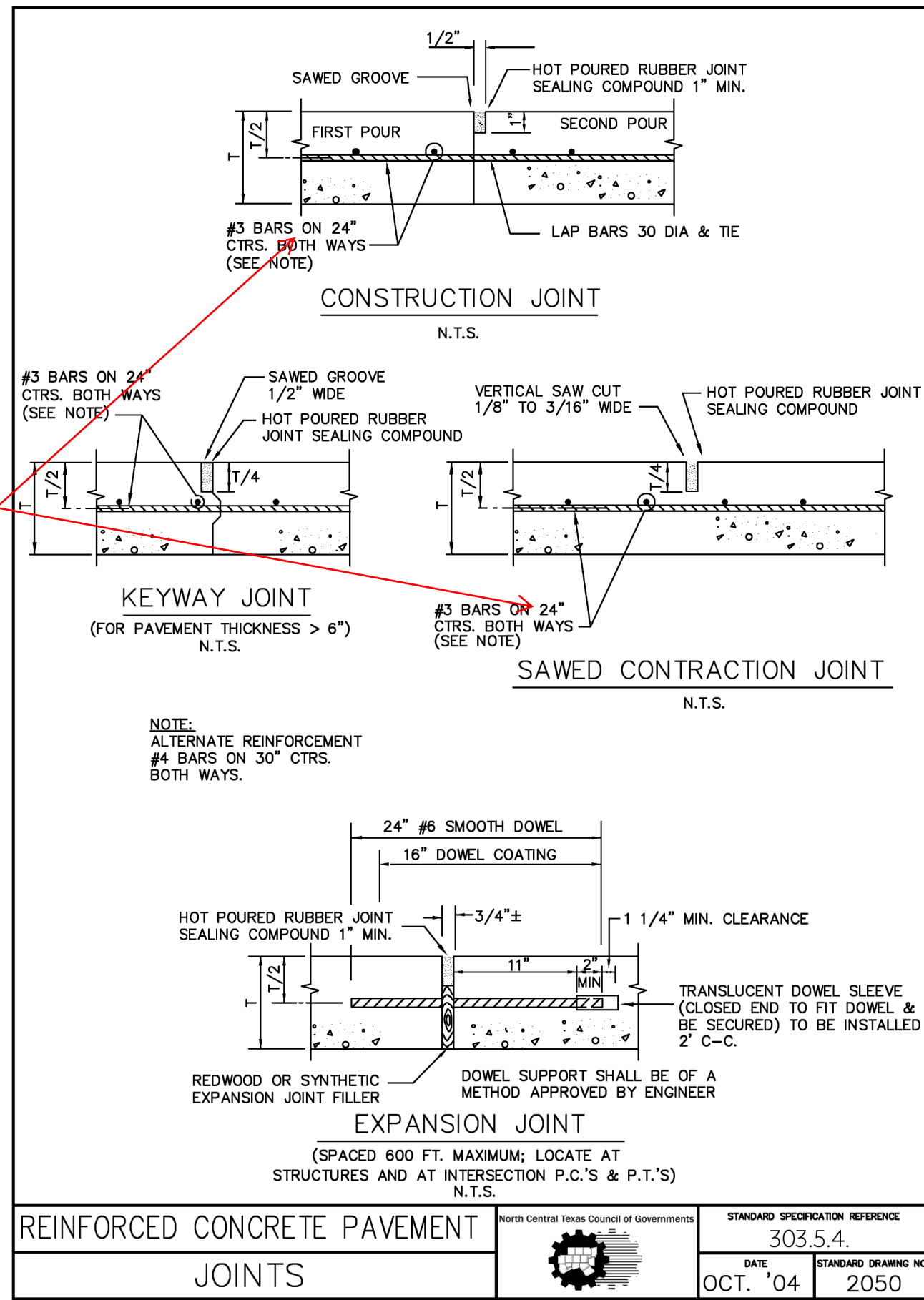
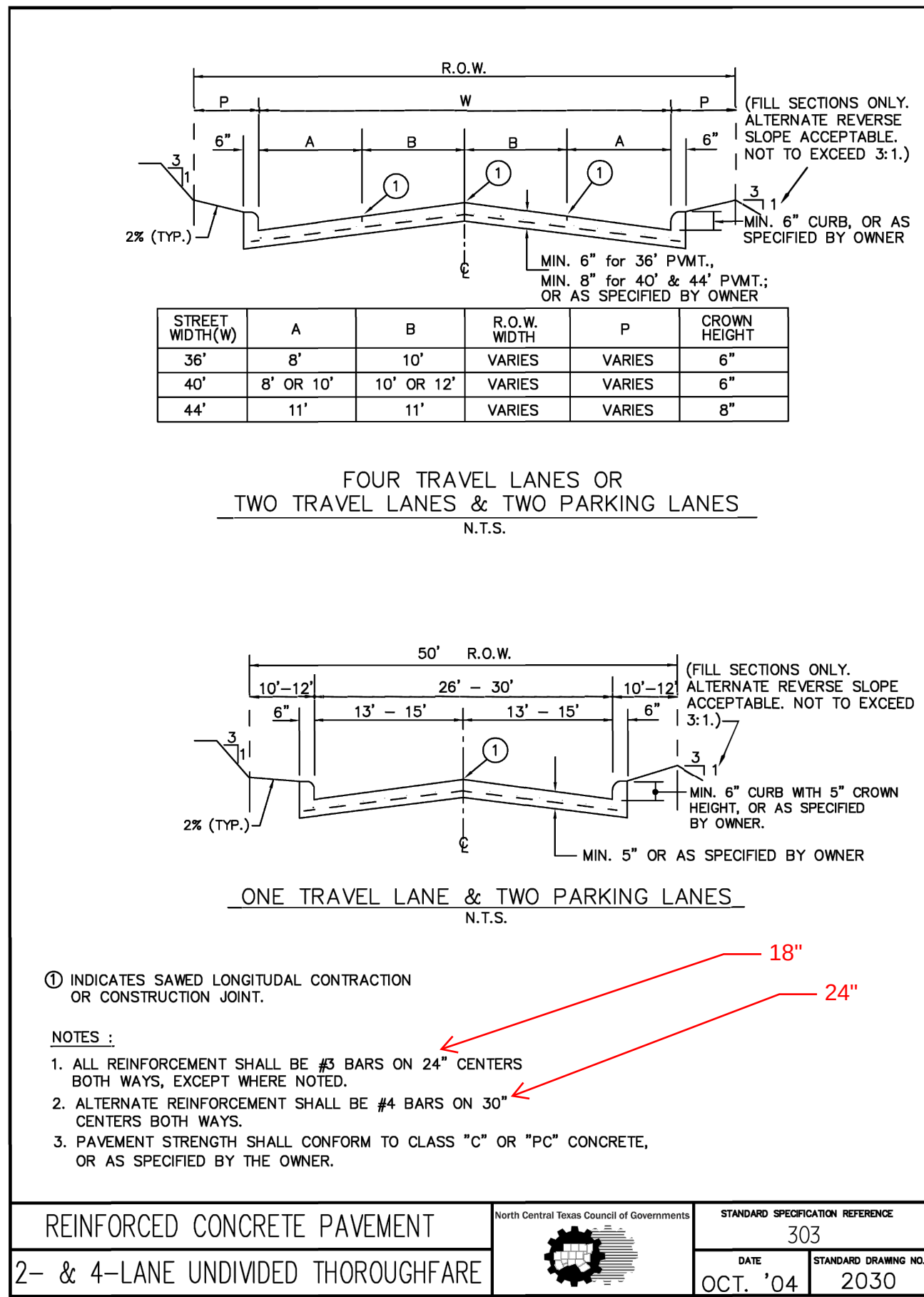
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SHUMARD OAK DRIVE

LONE OAK, PHASE 1

City of Alvarado, Johnson County, Texas

PROJECT NO.
BC010
SHEET NO.
1.22



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

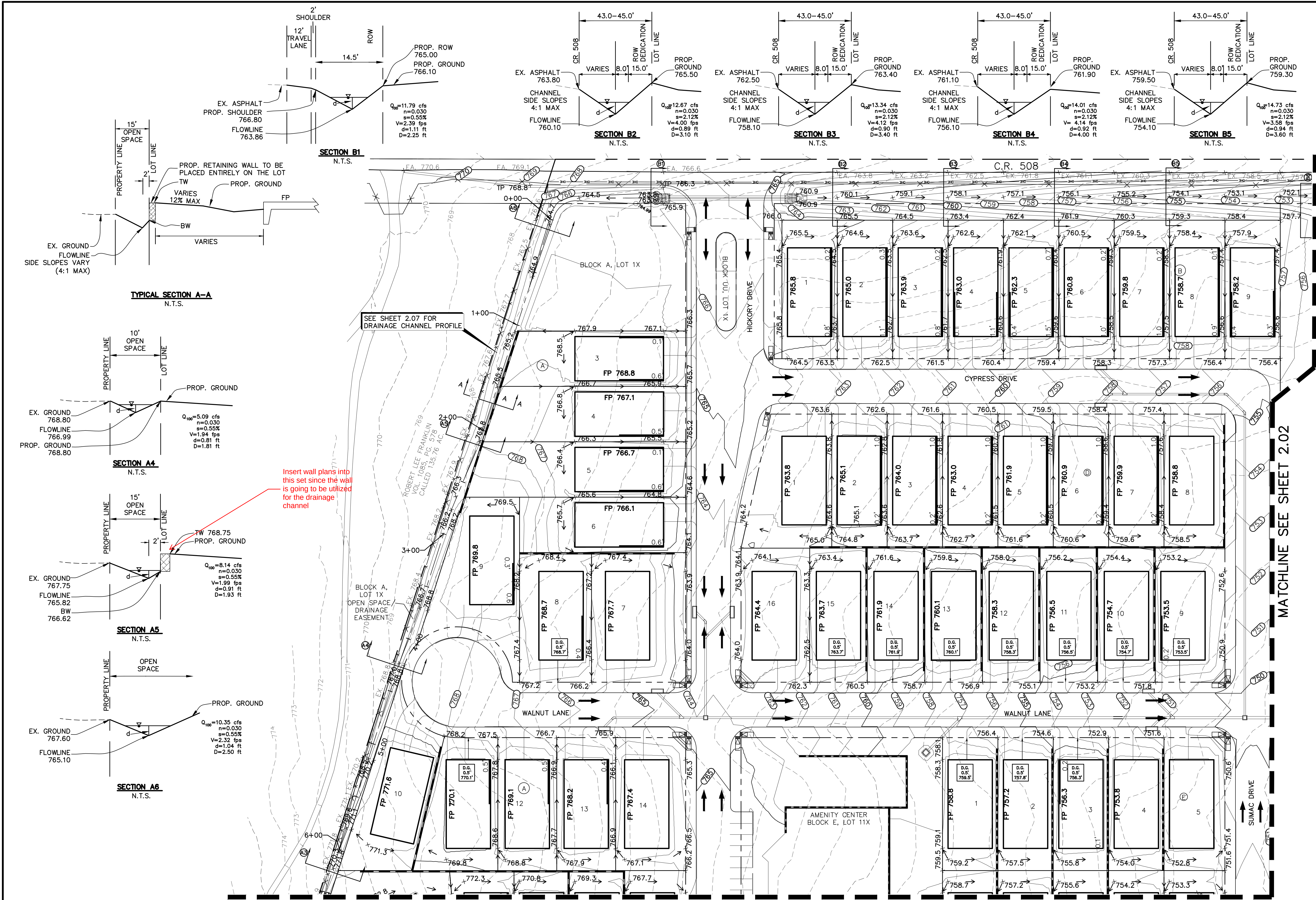


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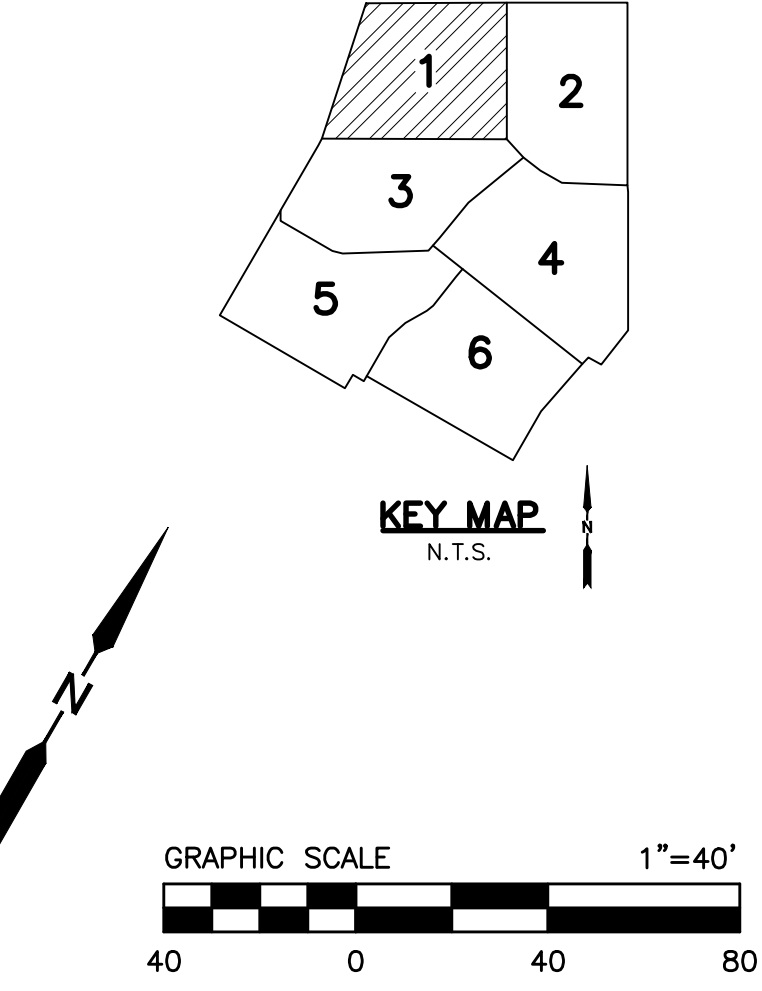
PAVING DETAILS SHEET 01 OF 02	PROJECT NO. BBC010
LONE OAK, PHASE 1	SHEET NO. 1.39
City of Alvarado, Johnson County, Texas	



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.
 - Grading shall not create lot-to-lot drainage condition unless approved by city or city 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 4' in height or greater may require a separate permit from the building inspection department, contractor to confirm. Retaining walls 4' in height or greater shall be structurally designed by a Professional Engineer licensed to practice 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.
 - Retention ponds will be installed with aerating fountains. Fountains are to be maintained by the homeowners association.



BENCHMARKS

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
NO.	SUBMITTALS		DATE

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DRAWN BY: ---

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05-31-2024

JBIPARTNERS

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TBPLS No. 10076000

GRADING PLAN

SHEET 1 OF 6

LONE OAK, PHASE 1

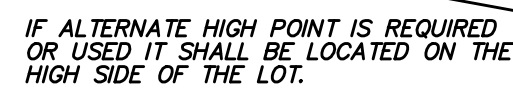
City of Alvarado, Johnson County, Texas

PROJECT NO. BBC010

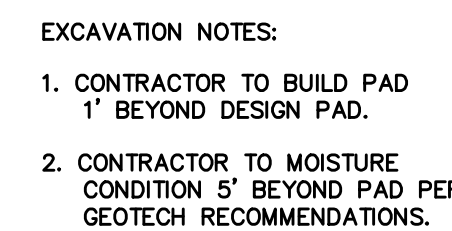
SHEET NO. 2.01



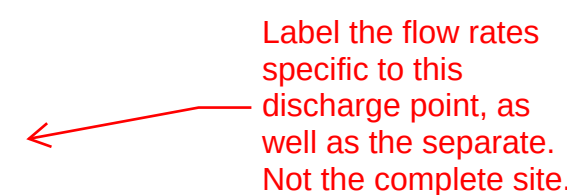
TYPICAL GRADING CROSS SECTION
N.T.S.



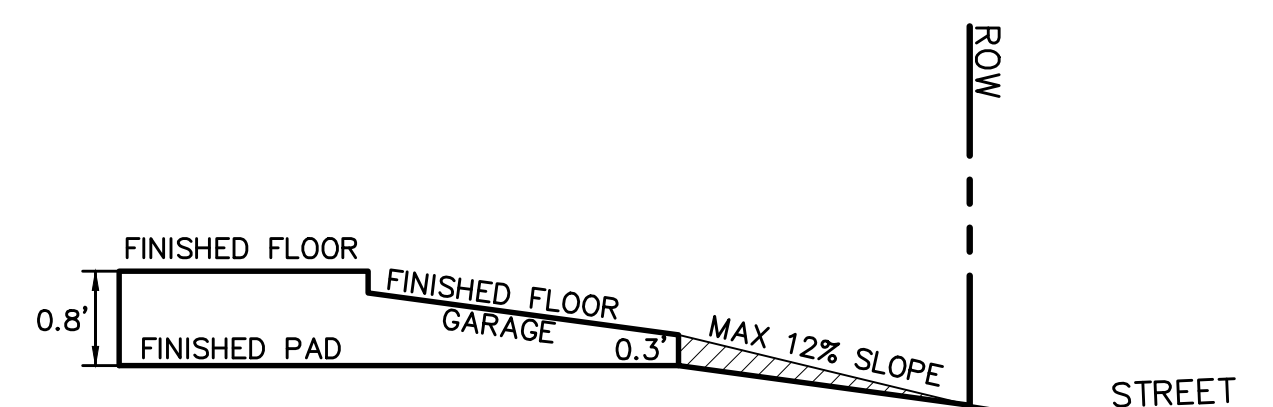
LOT GRADING TYPE A



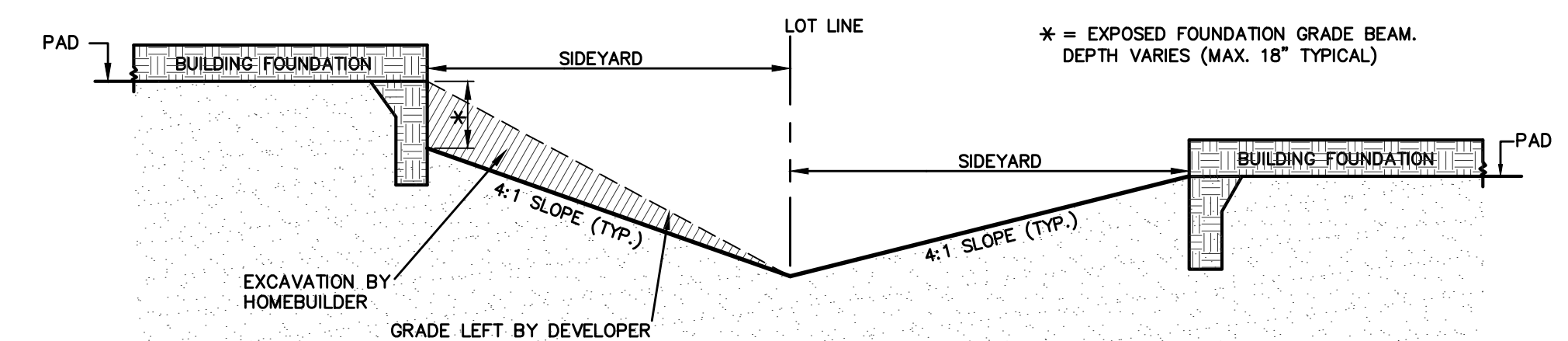
1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot-to-lot drainage condition unless approved by city or city engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite 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 on the owner's testing laboratory shall be provided by the owner's testing laboratory. 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 all excavation and filling to 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.
7. Retaining walls 4' in height or greater may require a separate permit from the building inspection department, contractor to confirm. Retaining walls 4' in height or greater shall be structurally designed by a Professional Engineer licensed to practice in the State of Texas.
8. Retaining walls & gcbion walls shown on this plan are for load retention and development of soil. The geotechnical 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 slopes designed at a minimum of 4 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 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.
11. The retaining wall contractor shall identify the locations of the retaining walls and fences to coordinate the construction of any improvements affecting the retaining walls.
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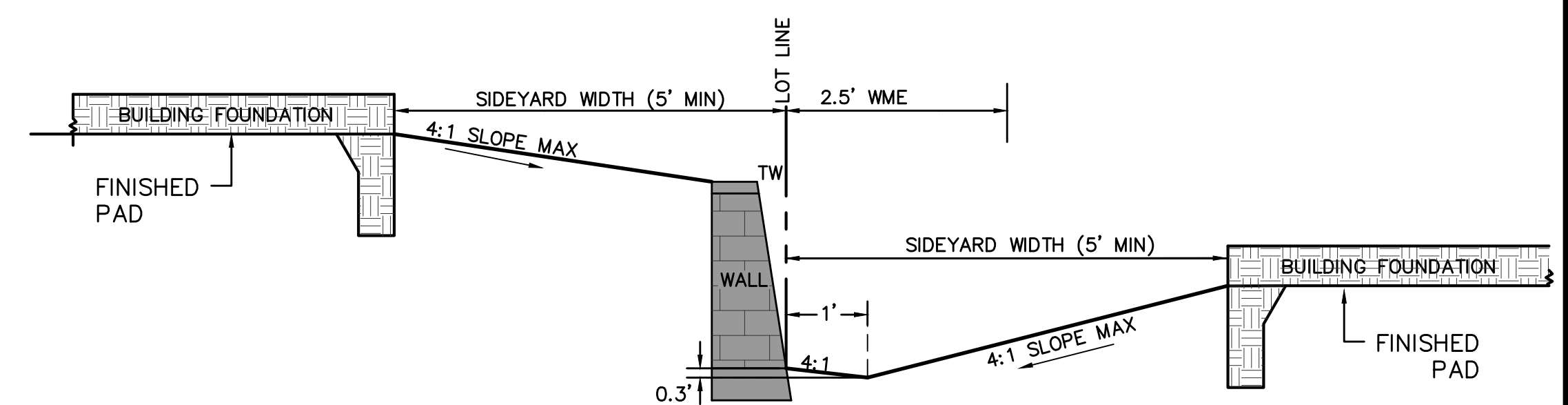
REAR YARD GRADING DETAIL



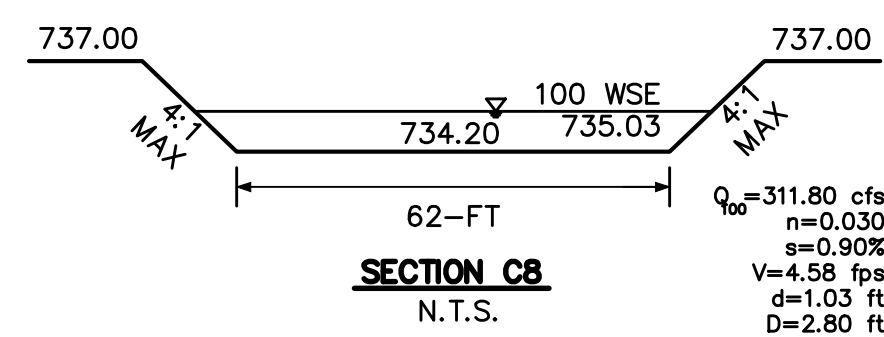
DRIVEWAY DETAIL
N.T.S.



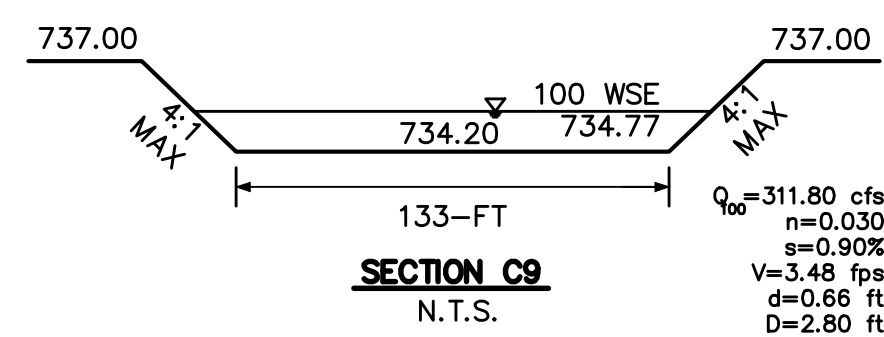
TYPICAL SECTION OF SIDEYARD
SWALE W/ DROPPED GRADE BEAM.
N.T.S.



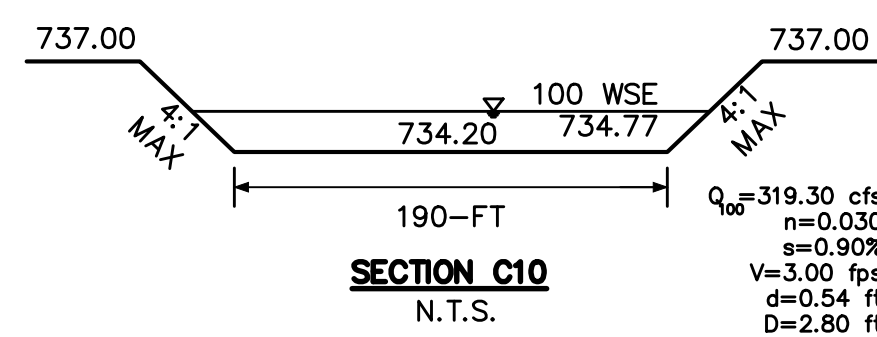
TYPICAL SECTION OF
SIDEYARD SWALE W/ WALL
N.T.S.



SECTION C8
N.T.S.



SECTION C9
N.T.S.



SECTION C10
N.T.S.

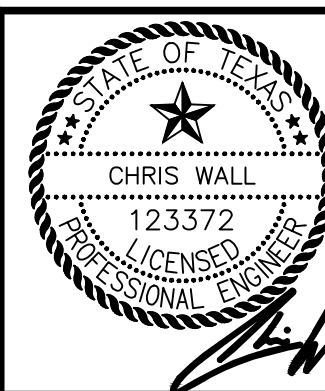
BENCHMARKS

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[illegible]

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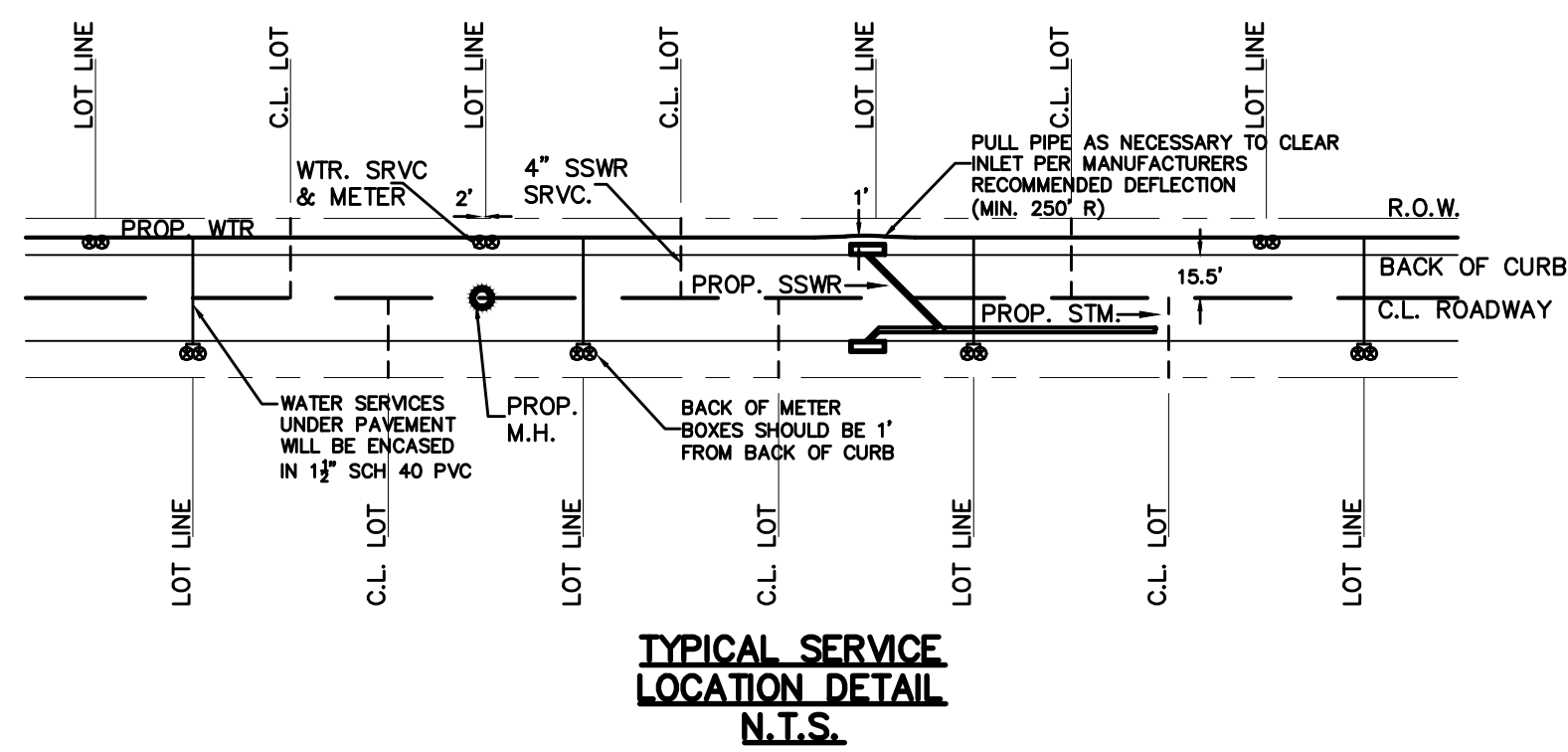
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING DETAILS

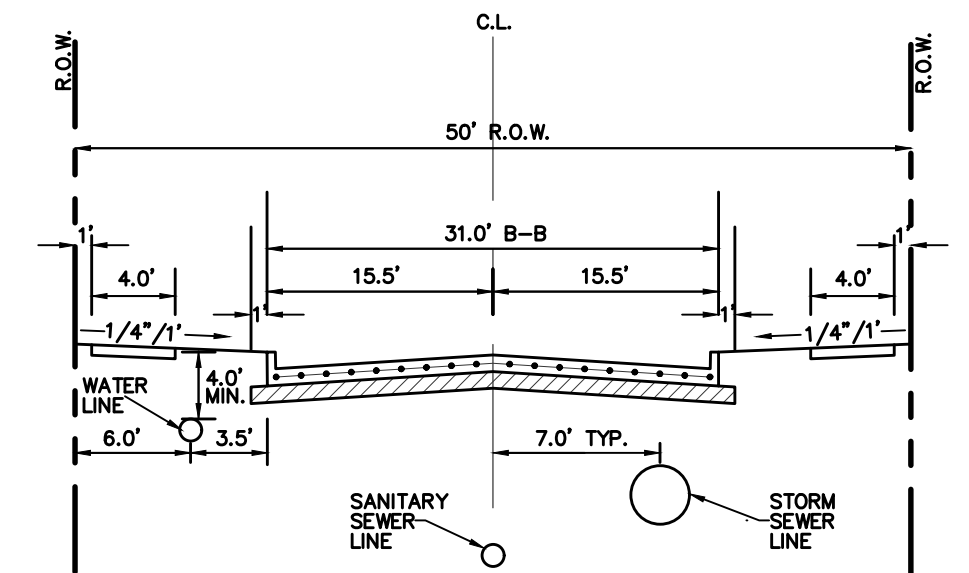
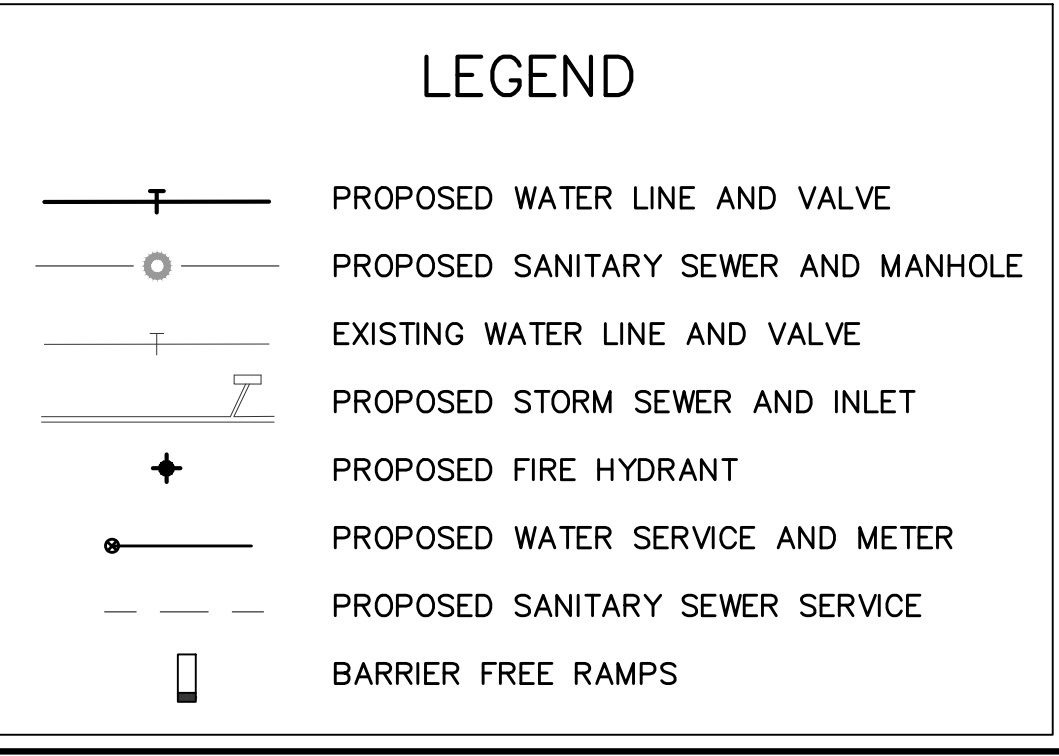
LONE OAK, PHASE 1

City of Alvarado, Johnson County, Texas

PROJECT NO.	BC010
SHEET NO.	2.25



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.

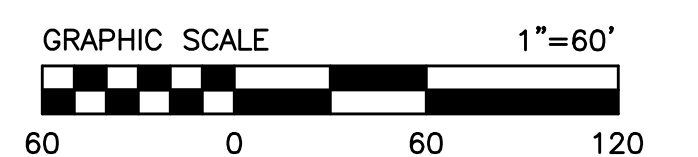
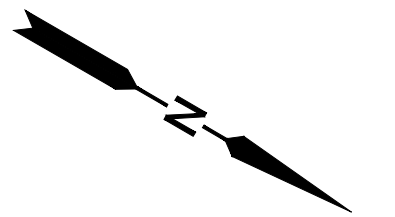


UTILITY LOCATIONS FOR
TYPICAL RESIDENTIAL
STREET SECTION
(N.T.S.)

- 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.

Include JSUD agreement for off-site improvements by the developer



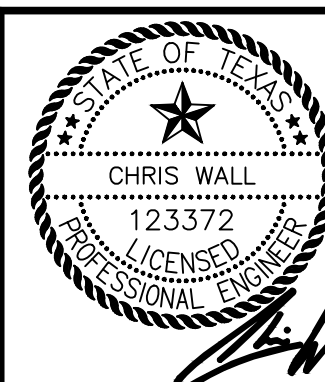
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

OVERALL WATER PLAN

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

BC010

LONE OAK, PHASE 1

SHEET NO. 18

City of Alvarado, Johnson County, Texas

6.00

20' — 10' **EXHIBIT A**
SANITARY SEWER EASEMENT
PAGE 1 OF 5

LEGAL DESCRIPTION

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the George S. McIntosh Survey, Abstract No. 625, being a part of that called 428.755 acre tract of land described in a deed to Century Land Holdings of Texas, LLC (50% interest) as recorded in Instrument Number 2024-2622, Official Public Records, Johnson County, Texas, being a part of that called 428.755 acre tract of land described a deed to GRBK EDGEWOOD LLC (50% interest) as recorded in Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described as follows: **Johnson County**

COMMENCING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755 acre tract, said point being the northeast corner of a 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, from which a one-half inch iron rod found at the common corner of said 428.755 acre tract and that called 1.519 acre tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-5552, Deed Records, Johnson County, Texas bears North 60 degrees 07 minutes 21 seconds East, 1,221.36 feet;

THENCE South 59 degrees 04 minutes 28 seconds East, 2,092.50 feet to the POINT OF BEGINNING of this easement;

THENCE, South 81 degrees 28 minutes 49 seconds East for a distance of 12.85 feet to the beginning of a non-tangent curve to the right;

THENCE, along said curve turning to the right through a central angle of 08 degrees 23 minutes 30 seconds, having a radius of 949.65 feet, an arc length of 139.09 feet, a chord bearing of South 76 degrees 11 minutes 26 seconds East and a chord distance of 138.96 feet;

THENCE, South 81 degrees 36 minutes 26 seconds East for a distance of 585.59 feet;

THENCE, North 08 degrees 23 minutes 34 seconds East for a distance of 500.40 feet;

THENCE, North 15 degrees 25 minutes 17 seconds East for a distance of 23.70 feet;

THENCE, North 60 degrees 25 minutes 17 seconds East for a distance of 1745.11 feet;

THENCE, North 29 degrees 19 minutes 58 seconds West for a distance of 100.68 feet;

	DATE 05/10/2024	DRAWN WJJ	PROJECT BBC010 ESMT-SSWR1	JBIPARTNERS 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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20' — 10' **EXHIBIT A**
SANITARY SEWER EASEMENT
PAGE 2 OF 5

LEGAL DESCRIPTION (Cont'd)

THENCE, South 60 degrees 27 minutes 40 seconds West for a distance of 30.43 feet;

THENCE, North 29 degrees 33 minutes 08 seconds West for a distance of 40.00 feet;

THENCE, North 60 degrees 27 minutes 46 seconds East for a distance of 50.58 feet;

THENCE, South 29 degrees 19 minutes 58 seconds East for a distance of 160.67 feet;

THENCE, South 60 degrees 25 minutes 17 seconds West for a distance of 1758.94 feet;

THENCE, South 08 degrees 23 minutes 34 seconds West for a distance of 531.90 feet;

THENCE, North 81 degrees 36 minutes 26 seconds West for a distance of 607.28 feet to the beginning of a non-tangent curve to the left;

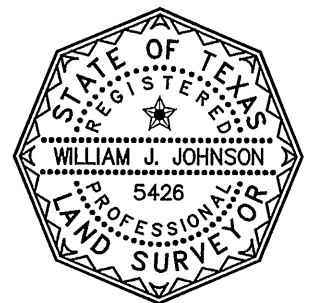
THENCE, along said curve turning to the left through a central angle of 08 degrees 29 minutes 00 seconds, having a radius of 929.65 feet, an arc length of 137.64 feet, a chord bearing of North 76 degrees 07 minutes 59 seconds West and a chord distance of 137.52 feet;

THENCE, North 81 degrees 28 minutes 49 seconds West for a distance of 12.66 feet;

THENCE, North 08 degrees 31 minutes 11 seconds East a distance of 20.00 feet to the POINT OF BEGINNING and containing 64,767 square feet or 1.487 acres of land.

BASIS OF BEARING: The basis of bearing is based on the Texas State Plane Coordinate System, North Central Zone (4202-NAD 83), distances shown hereon are grid distance values.


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



	DATE 05/10/2024	DRAWN WJJ	PROJECT BBC010 ESMT-SSWR1	 JBI PARTNERS	2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A SANITARY SEWER EASEMENT PAGE 3 OF 5

20'

10'



1"=200'

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

Indie Catch, LLC

ROY ANDERSON
MANAGEMENT LLC
INST. NO. 2013-88005
CALLED 127.5 AC.

586

Simla

1/2"
CIRF
(CM)

SMA INVESTMENTS, LLC
INST. 2018-5552
CALLED 1.519 AC.

2018-5552

(SEE LINE & CURVE
TABLES ON SHEET 5)

P.O.C.

80D NAIL
FND
(CM)

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

COUNTY ROAD NO. 508
(UNRECORDED RIGHT-OF-WAY)

CENTURY LAND HOLDINGS
OF TEXAS, LLC (50%)
CALLED 428.755 ACRES
DOC. NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC (50%)
CALLED 428.755 ACRES
NO. 2023-26644
O.P.R.J.C.T.

PROPOSED
LONE OAK PHASE 1
ADDITION
(PLAT PENDING)

N60°07'21"E
S59°04'28"E

2,092.50'

P.O.B.

L1
C1
L7
C2

S81°36'26"E

N81°36'26"W

585.59'

607.28'

JAMES B. CONGER SURVEY ABSTRACT NO. 150
GEORGE S. MCINTOSH SURVEY ABSTRACT NO. 625

CENTURY LAND HOLDINGS
OF TEXAS, LLC (50%)
CALLED 428.755 ACRES
DOC. NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC (50%)
CALLED 428.755 ACRES
NO. 2023-26644
O.P.R.J.C.T.

PROPOSED
LONE OAK PHASE 1
ADDITION
(PLAT PENDING)

MATCH LINE SHEET 3
MATCH LINE SHEET 4

SCALE:

1" = 200'

DATE

05/10/2024

DRAWN

WJJ

PROJECT

B-1BC010
ESMT-SSWR1

JB
PARTNERS

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

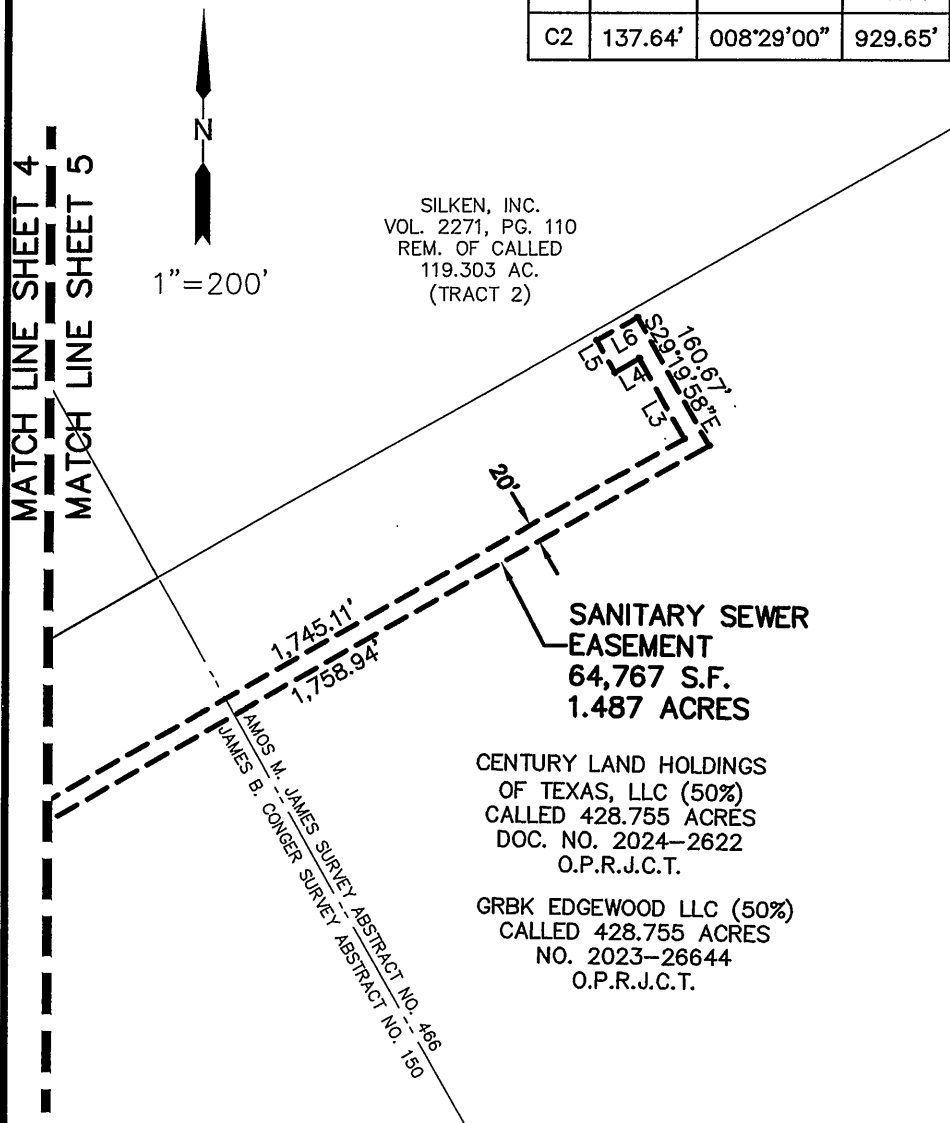
20' — **10' SANITARY SEWER EASEMENT**
PAGE 5 OF 5

LEGEND

POC POINT OF COMMENCING
 POB POINT OF BEGINNING
 IRF IRON ROD FOUND
 CM CONTROL MONUMENT
 S.F. SQUARE FEET

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	139.09'	008°23'30"	949.65'	69.67'	S76°11'26"E	138.96'
C2	137.64'	008°29'00"	929.65'	68.95'	N76°07'59"W	137.52'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S81°28'49"E	12.85'
L2	N15°25'17"E	23.70'
L3	N29°19'58"W	100.68'
L4	S60°27'40"W	30.43'
L5	N29°33'08"W	40.00'
L6	N60°27'46"E	50.58'
L7	N81°28'49"W	12.66'
L8	N08°31'11"E	20.00'



SCALE: 1" = 200'	DATE 05/10/2024	DRAWN WJJ	PROJECT BBC010 ESMT-SSWR1	JB PARTNERS 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A

20' 10' SANITARY SEWER EASEMENT PAGE 4 OF 5

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

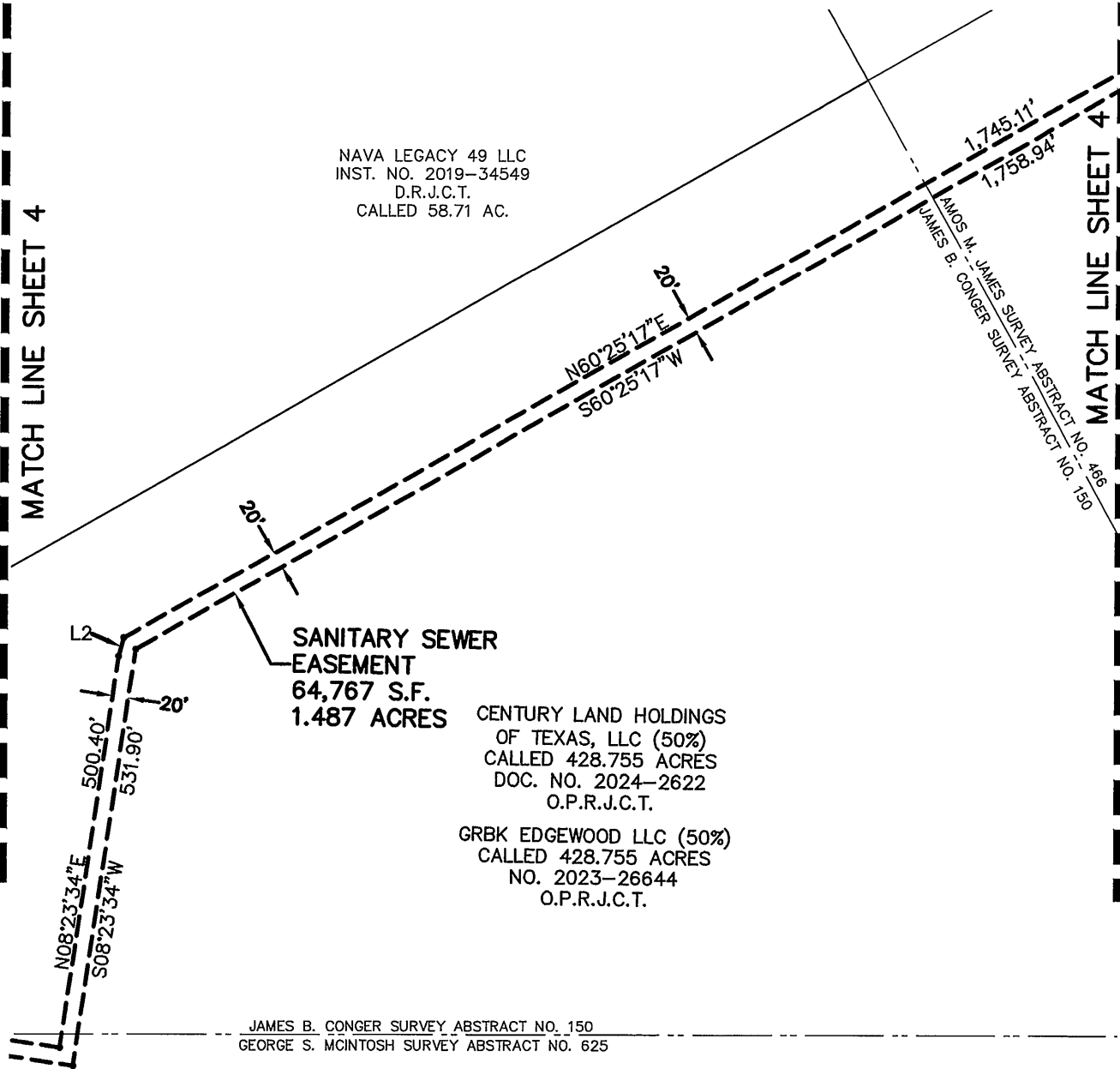
1"=200'



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

MATCH LINE SHEET 3
MATCH LINE SHEET 4

MATCH LINE SHEET 4
MATCH LINE SHEET 5



(SEE LINE & CURVE TABLES ON SHEET 5)

SCALE:
1" = 200'

DATE
05/10/2024

DRAWN
WJJ

PROJECT
BBC010
ESMT-SSWR

JBI
PARTNERS

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

20' — **EXHIBIT A**
10' SANITARY SEWER EASEMENT
PAGE 1 OF 7

LEGAL DESCRIPTION

BEING 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, and being a part of the George S. McIntosh Survey, Abstract No. 625, part of the Amos M. James Survey, Abstract No. 466, being a part of that called 428.755 acre tract of land described in a deed to Century Land Holdings of Texas, LLC (50% interest) recorded as Document No. 2024-2622, Official Public Records, Johnson County, Texas, being a part of that called 428.755 acre tract of land described in a deed to GRBK EDGEWOOD LLC (50% interest) as recorded in Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at a one-half inch iron rod with cap stamped "Bluestar" found for the southwest corner of said 428.755 acre tract, being the northeast corner of a called 12.471 acre tract (Tract 1) described in deed to Dixie Partners 8, LLC recorded as Instrument No. 2018-4925, Official Public Records, Johnson County, Texas, being in the east line of a called 101.892 acre tract of land described in deed to Alvarado Independent School District recorded in Volume 2691, Page 258, Official Public Records, Johnson County, Texas;

THENCE, along the west line of said 428.755 acre tract and the east line of said 101.892 acre tract, North 00 degrees 34 minutes 45 seconds East, a distance of 238.29 feet to the POINT OF BEGINNING;

THENCE, continuing along said common line, North 00 degrees 34 minutes 45 seconds East, a distance of 20.00 feet to a point for corner, from which a two-inch iron pipe found for the northeast corner of said 101.892 acre tract bears North 00 degrees 34 minutes 45 seconds East, a distance of 1,371.62 feet, said iron pipe being the southeast corner of a called 135.76 acre tract of land described in deed to Robert Lee Franklin recorded in Volume 1085, Page 578, Official Public Records, Johnson County, Texas;

THENCE, departing the east line of said 101.892 acre tract, over and across said 428.755 acre tract as follows:

North 89 degrees 22 minutes 40 seconds East for a distance of 173.75 feet;
 North 00 degrees 37 minutes 20 seconds West for a distance of 1261.17 feet;
 North 89 degrees 29 minutes 24 seconds East for a distance of 1800.14 feet;
 North 44 degrees 29 minutes 24 seconds East for a distance of 25.66 feet;
 North 00 degrees 30 minutes 36 seconds West for a distance of 454.81 feet to the beginning

of a curve to the right;

Along said curve to the right through a central angle of 10 degrees 10 minutes 21 seconds, having a radius of 611.00 feet, an arc length of 108.48 feet, a chord bearing of North 04 degrees 34 minutes 35 seconds East and a chord distance of 108.34 feet;

North 09 degrees 39 minutes 45 seconds East for a distance of 524.62 feet to the beginning of a non-tangential curve to the left;

Along said curve to the left through a central angle of 09 degrees 21 minutes 09 seconds, having a radius of 1277.69 feet, an arc length of 208.56 feet, a chord bearing of North 04 degrees 59 minutes 11 seconds East and a chord distance of 208.33 feet;

North 00 degrees 19 minutes 20 seconds East for a distance of 171.99 feet to the beginning of a curve to the right;

Along said curve to the right through a central angle of 08 degrees 04 minutes 14 seconds, having a radius of 2076.00 feet, an arc length of 292.42 feet, a chord bearing of North 04 degrees 21 minutes 27 seconds East and a chord distance of 292.18 feet;

North 08 degrees 23 minutes 34 seconds East for a distance of 82.95 feet;
 North 53 degrees 23 minutes 34 seconds East for a distance of 18.28 feet;
 South 81 degrees 36 minutes 26 seconds East for a distance of 234.00 feet;
 North 53 degrees 23 minutes 34 seconds East for a distance of 10.00 feet;

	DATE 05/10/2024	DRAWN WJJ	PROJECT BBC010 ESMT-SSWR2	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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20' — 10' **EXHIBIT A**
SANITARY SEWER EASEMENT
PAGE 2 OF 7

LEGAL DESCRIPTION (Cont'd.)

North 08 degrees 23 minutes 34 seconds East for a distance of 425.09 feet to the beginning of a curve to the right;

Along said curve to the right through a central angle of 07 degrees 01 minutes 43 seconds, having a radius of 365.00 feet, an arc length of 44.77 feet, a chord bearing of North 11 degrees 54 minutes 26 seconds East and a chord distance of 44.75 feet;

North 15 degrees 25 minutes 17 seconds East for a distance of 44.39 feet;

North 60 degrees 25 minutes 17 seconds East for a distance of 1670.90 feet;

North 15 degrees 25 minutes 17 seconds East for a distance of 74.12 feet;

North 29 degrees 32 minutes 13 seconds West for a distance of 34.29 feet;

North 60 degrees 27 minutes 40 seconds East for a distance of 10.00 feet;

South 29 degrees 32 minutes 13 seconds East for a distance of 38.42 feet;

South 15 degrees 25 minutes 17 seconds West for a distance of 82.40 feet;

South 60 degrees 25 minutes 17 seconds West for a distance of 1670.90 feet;

South 15 degrees 25 minutes 17 seconds West for a distance of 40.24 feet to the beginning of a curve to the left;

Along said curve to the left through a central angle of 07 degrees 01 minutes 43 seconds, having a radius of 355.00 feet, an arc length of 43.55 feet, a chord bearing of South 11 degrees 54 minutes 26 seconds West and a chord distance of 43.52 feet;

South 08 degrees 23 minutes 34 seconds West for a distance of 429.23 feet;

South 53 degrees 23 minutes 34 seconds West for a distance of 18.28 feet;

North 81 degrees 36 minutes 26 seconds West for a distance of 234.00 feet;

South 53 degrees 23 minutes 34 seconds West for a distance of 10.00 feet;

South 08 degrees 23 minutes 34 seconds West for a distance of 78.81 feet to the beginning of a curve to the left;

Along said curve to the left through a central angle of 08 degrees 04 minutes 14 seconds, having a radius of 2,066.00 feet, an arc length of 291.01 feet, a chord bearing of South 04 degrees 21 minutes 27 seconds West and a chord distance of 290.77 feet;

South 00 degrees 19 minutes 20 seconds West for a distance of 171.99 feet to the beginning of a non-tangent curve to the right;

Along said curve to the right through a central angle of 09 degrees 21 minutes 09 seconds, having a radius of 1287.69 feet, an arc length of 210.19 feet, a chord bearing of South 04 degrees 59 minutes 11 seconds West and a chord distance of 209.96 feet;

South 09 degrees 39 minutes 45 seconds West for a distance of 524.35 feet to the beginning of a curve to the left;

Along said curve to the left through a central angle of 10 degrees 10 minutes 21 seconds, having a radius of 601.00 feet, an arc length of 106.70 feet, a chord bearing of South 04 degrees 34 minutes 35 seconds West and a chord distance of 106.56 feet;

South 00 degrees 30 minutes 36 seconds East for a distance of 473.10 feet;

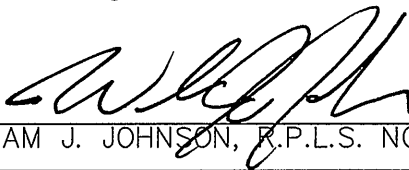
South 44 degrees 29 minutes 24 seconds West for a distance of 28.08 feet;

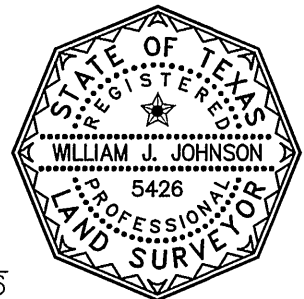
South 89 degrees 29 minutes 24 seconds West for a distance of 1788.38 feet;

South 00 degrees 37 minutes 20 seconds East for a distance of 1261.13 feet;

South 89 degrees 22 minutes 40 seconds West a distance of 194.17 feet to the POINT OF BEGINNING and containing 109,440 square feet or 2.512 acres of land.

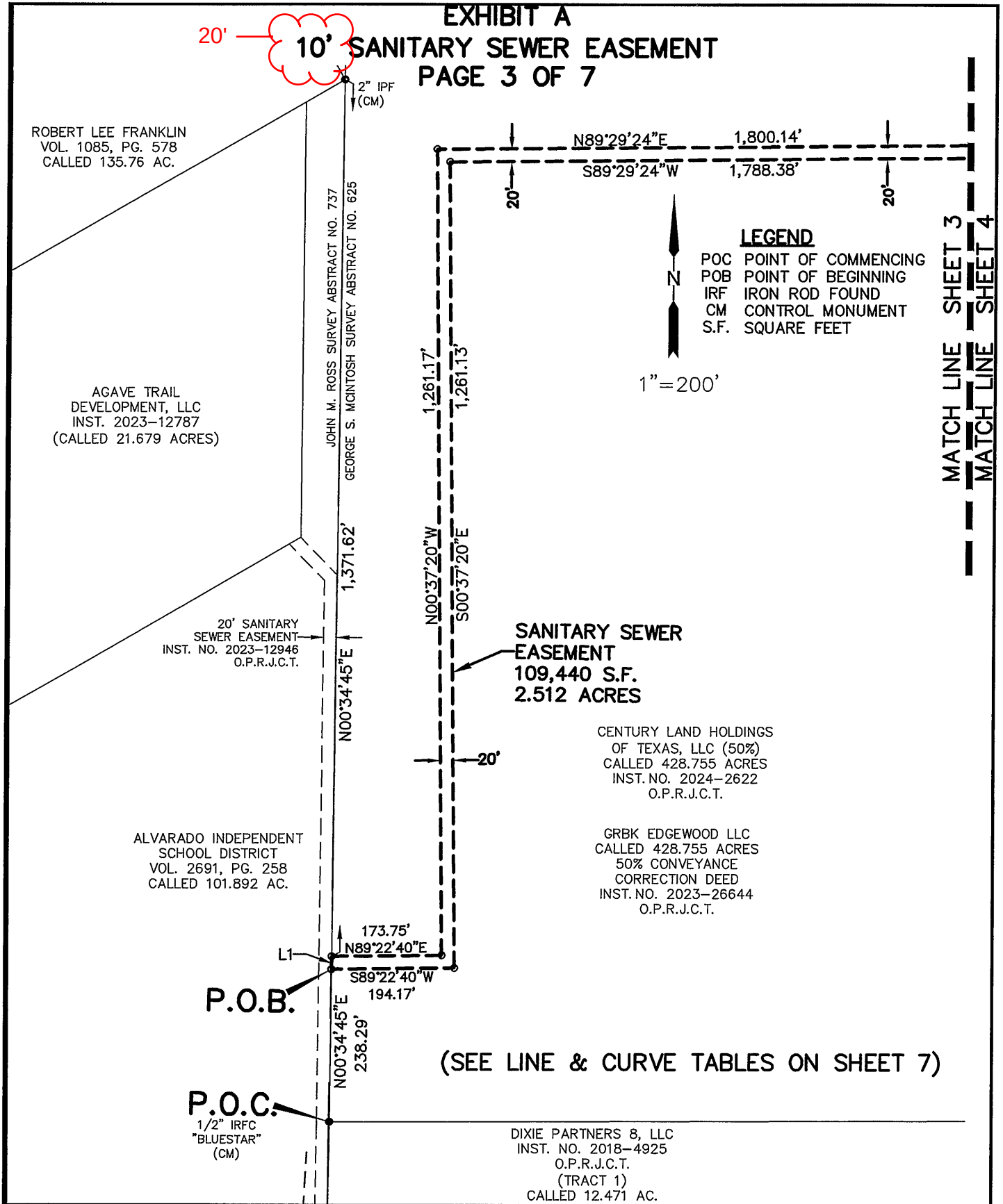
BASIS OF BEARING: The basis of bearing is based on the Texas State Plane Coordinate System, North Central Zone (4202-NAD 83), distances shown hereon are grid distance values.


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



	DATE 05/10/2024	DRAWN WJJ	PROJECT BBC010 ESMT-SSWR2	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A SANITARY SEWER EASEMENT PAGE 3 OF 7



SCALE: 1" = 200'	DATE 05/10/2024	DRAWN WJJ	PROJECT B-1BC010 ESMT-SSWR2	JB PARTNERS 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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20'

10'

EXHIBIT A SANITARY SEWER EASEMENT PAGE 4 OF 7

PROPOSED
LONE OAK PHASE 1
ADDITION
(PLAT PENDING)



1"=200'

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

MATCH LINE SHEET 5
MATCH LINE SHEET 4

East

North

Legal description
shows 524.35'

CENTURY LAND HOLDINGS
OF TEXAS, LLC (50%)
CALLED 428.755 ACRES
INST. NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC
CALLED 428.755 ACRES
50% CONVEYANCE
CORRECTION DEED
INST. NO. 2023-26644
O.P.R.J.C.T.

SANITARY SEWER
EASEMENT
109,440 S.F.
2.512 ACRES

N89°29'24"E

S89°29'24"W

1,800.14'

1,788.38'

20'

L2

L16

(SEE LINE & CURVE TABLES ON SHEET 7)

SCALE:

1" = 200'

DATE

05/10/2024

DRAWN

WJJ

PROJECT

BBC010
ESMT-SSWR2

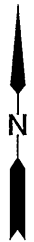
JB
I
PARTNERS

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

EXHIBIT A

10' SANITARY SEWER EASEMENT

PAGE 5 OF 7



1"=200'

LEGEND

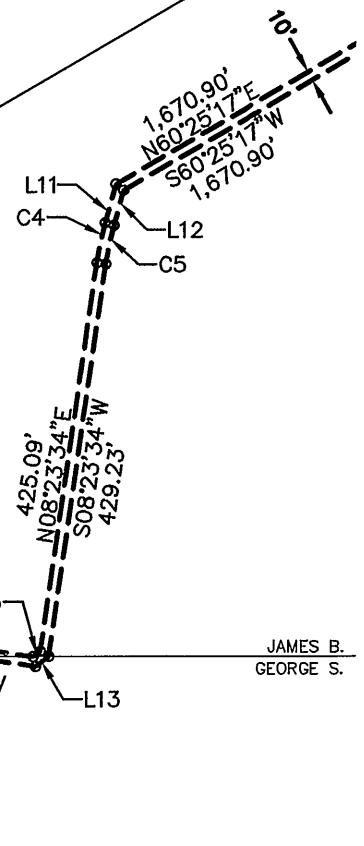
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- S.F. SQUARE FEET

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

PROPOSED
LONE OAK PHASE 1
ADDITION
(PLAT PENDING)

MATCH LINE SHEET 5

MATCH LINE SHEET 6



JAMES B.
GEORGE S.

MATCH LINE SHEET 5

MATCH LINE SHEET 4

(SEE LINE & CURVE TABLES ON SHEET 7)

SCALE:
1" = 200'

DATE
05/10/2024

DRAWN
WJJ

PROJECT
BBC010
ESMT-SSWR2



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

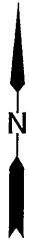
EXHIBIT A

SANITARY SEWER EASEMENT

PAGE 6 OF 7

20'

10'



LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

1"=200'

SILKEN, INC.
VOL. 2271, PG. 110
REM. OF CALLED
119.303 AC.
(TRACT 2)

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

**SANITARY SEWER
EASEMENT**
64,767 S.F.
1.487 ACRES

CENTURY LAND HOLDINGS
OF TEXAS, LLC (50%)
CALLED 428.755 ACRES
DOC. NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC (50%)
CALLED 428.755 ACRES
NO. 2023-26644
O.P.R.J.C.T.

**SANITARY SEWER
EASEMENT**
109,440 S.F.
2.512 ACRES

CENTURY LAND HOLDINGS
OF TEXAS, LLC (50%)
CALLED 428.755 ACRES
DOC. NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC (50%)
CALLED 428.755 ACRES
NO. 2023-26644
O.P.R.J.C.T.

(SEE LINE & CURVE TABLES ON SHEET 7)

MATCH LINE SHEET 5
MATCH LINE SHEET 6

SCALE:

1" = 200'

DATE

05/10/2024

DRAWN

WJJ

PROJECT

BBC010
ESMT-SSWR2

JB
I
PARTNERS

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

20' — 10' **EXHIBIT A
SANITARY SEWER EASEMENT
PAGE 7 OF 7**

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	108.48'	010°10'21"	611.00'	54.38'	N04°34'35"E	108.34'
C2	208.56'	009°21'09"	1277.69'	104.51'	N04°59'11"E	208.33'
C3	292.42'	008°04'14"	2076.00'	146.45'	N04°21'27"E	292.18'
C4	44.77'	007°01'43"	365.00'	22.42'	N11°54'26"E	44.75'
C5	43.55'	007°01'43"	355.00'	21.80'	S11°54'26"W	43.52'
C6	291.01'	008°04'14"	2066.00'	145.75'	S04°21'27"W	290.77'
C7	210.19'	009°21'09"	1287.69'	105.33'	N04°59'11"E	209.96'
C8	106.70'	010°10'21"	601.00'	53.49'	S04°34'35"W	106.56'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°34'45"E	20.00'
L2	N44°29'24"E	25.66'
L3	N08°23'34"E	82.95'
L4	N53°23'34"E	18.28'
L5	N53°23'34"E	10.00'
L6	N15°25'17"E	74.12'
L7	N29°32'13"W	34.29'
L8	N60°27'40"E	10.00'
L9	S29°32'13"E	38.42'
L10	S15°25'17"W	82.40'
L11	N15°25'17"E	44.39'
L12	S15°25'17"W	40.24'
L13	S53°23'34"W	18.28'
L14	S53°23'34"W	10.00'
L15	S08°23'34"W	78.81'
L16	S44°29'24"W	28.08'

SCALE:

DATE
05/10/2024

DRAWN
WJJ

PROJECT
BBC010
ESMT-SSWR2



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

EXHIBIT A
UTILITY AND DRAINAGE EASEMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the George S. McIntosh Survey, Abstract No. 625, being a part of that called 428.755 acre tract of land described in a deed to Century Land Holdings of Texas, LLC (50% interest) as recorded in Instrument Number 2024-2622, Official Public Records, Johnson County, Texas, being a part of that called 428.755 acre tract of land described a deed to GRBK EDGEWOOD LLC (50% interest) as recorded in Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755 acre tract, said point being the northeast corner of a 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, from which a one-half inch iron rod found at the common corner of said 428.755 acre tract and that called 1.519 acre tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-5552, Deed Records, Johnson County, Texas bears North 60 degrees 07 minutes 21 seconds East, 1,221.36 feet;

Johnson County

THENCE South 19 degrees 28 minutes 30 seconds East, 1,744.22 feet to the POINT OF BEGINNING of this easement;

THENCE South 89 degrees 40 minutes 40 seconds East, 50.00 feet to a point for corner;

THENCE South 00 degrees 19 minutes 20 seconds West, 60.00 feet to a point for corner;

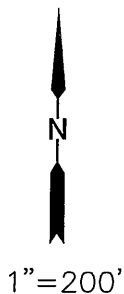
THENCE North 89 degrees 40 minutes 40 seconds West, 50.00 feet to a point for corner;

THENCE North 00 degrees 19 minute 20 seconds East, 60.00 feet to the POINT OF BEGINNING and containing 3,000 square feet or 0.069 acre of land.

BASIS OF BEARING: The basis of bearing is based on the Texas State Plane Coordinate System-North Central Zone (4202), NAB 83. Distances shown hereon are grid distance values.

	DATE 05/10/2024	DRAWN WJJ	PROJECT BBC010 ESMT-EU-DE-1	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A UTILITY AND DRAINAGE EASEMENT PAGE 2 OF 2



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

DAVID MITCHELL SURVEY
ABSTRACT NO. 856

COUNTY ROAD NO. 508
(UNRECORDED RIGHT-OF-WAY)
JAMES B. CONGER SURVEY
ABSTRACT NO. 150

Simla

1/2" CIRC

INST. INVESTMENTS, LLC
INST. 2018-5552
CALLED 1.518 AC.

2018-5552

CENTURY LAND HOLDINGS
OF TEXAS, LLC
CALLED 428.755 ACRES (50%)
NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC
CALLED 428.755 ACRES (50%)
NO. 2024-26644
O.P.R.J.C.T.

P.O.C.
80D NAIL
FND
(CM)

ROBERT LEE FRANK
VOL. 1085, P. 5
CALLED 135.76 AC

1,744.22'

Text conflict

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°40'40"E	50.00'
L2	S00°19'20"W	60.00'
L3	N89°40'40"W	50.00'
L4	N00°19'20"E	60.00'

CENTURY LAND HOLDINGS
OF TEXAS, LLC
CALLED 428.755 ACRES (50%)
NO. 2024-2622
O.P.R.J.C.T.

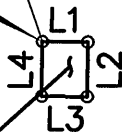
GRBK EDGEWOOD LLC
CALLED 428.755 ACRES (50%)
NO. 2024-26644
O.P.R.J.C.T.

LEGEND

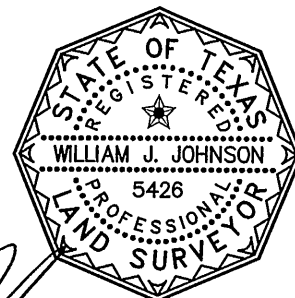
POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

P.O.B.

S19°28'30"E



UTILITY AND
DRAINAGE EASEMENT
3,000 S.F.
0.069 ACRES



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

SCALE:

1" = 200'

DATE

05/10/2024

DRAWN

WJJ

PROJECT

BBC010
ESMT-EU-DE-1

JB
I
PARTNERS

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

**EXHIBIT A
UTILITY AND DRAINAGE EASEMENT
PAGE 1 OF 2**

LEGAL DESCRIPTION

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the George S. McIntosh Survey, Abstract No. 625, being a part of that called 428.755 acre tract of land described in a deed to Century Land Holdings of Texas, LLC (50% interest) as recorded in Instrument Number 2024-2622, Official Public Records, Johnson County, Texas, being a part of that called 428.755 acre tract of land described a deed to GRBK EDGEWOOD LLC (50% interest) as recorded in Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755 acre tract, said point being the northeast corner of a 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, from which a one-half inch iron rod found at the common corner of said 428.755 acre tract and that called 1.519 acre tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-5552, Deed Records, Johnson County, Texas bears North 60 degrees 07 minutes 21 seconds East, 1,221.36 feet;

Johnson County

THENCE South 27 degrees 53 minutes 56 seconds East, 1,862.54 feet to the POINT OF BEGINNING of this easement;

THENCE South 89 degrees 40 minutes 40 seconds East, 50.00 feet to a point for corner;

THENCE South 00 degrees 19 minutes 20 seconds West, 60.00 feet to a point for corner;

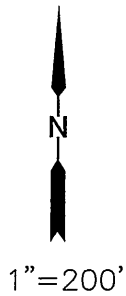
THENCE North 89 degrees 40 minutes 40 seconds West, 50.00 feet to a point for corner;

THENCE North 00 degrees 19 minutes 20 seconds East, 60.00 feet to the POINT OF BEGINNING and containing 3,000 square feet or 0.069 acres of land.

BASIS OF BEARING: The basis of bearing is based on the Texas State Plane Coordinate System-North Central Zone (4202), NAB 83. Distances shown hereon are grid distance values.

	DATE 05/10/2024	DRAWN DRB/JME	PROJECT BBC010 ESMT-UE-DE-2	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A UTILITY AND DRAINAGE EASEMENT PAGE 2 OF 2



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

DAVID MITCHELL SURVEY
ABSTRACT NO. 856

COUNTY ROAD NO. 508
(UNRECORDED RIGHT-OF-WAY)

JAMES B. CONGER SURVEY
ABSTRACT NO. 150

Simla

1 1/2" CIRC

3MA INVESTMENTS, LLC
INST. 2018-5552
CALLED 1.519 AC.

2018-5552

CENTURY LAND HOLDINGS
OF TEXAS, LLC
CALLED 428.755 ACRES (50%)
NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC
CALLED 428.755 ACRES (50%)
NO. 2023-26644
O.P.R.J.C.T.

P.O.C.
80D NAIL
FND
(CM)

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

S27°53'56"E

N60°07'21"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°40'40"E	50.00'
L2	S00°19'20"W	60.00'
L3	N89°40'40"W	50.00'
L4	N00°19'20"E	60.00'

CENTURY LAND HOLDINGS
OF TEXAS, LLC
CALLED 428.755 ACRES (50%)
NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC
CALLED 428.755
ACRES
NO. 2023-26644
O.P.R.J.C.T.

P.O.B.

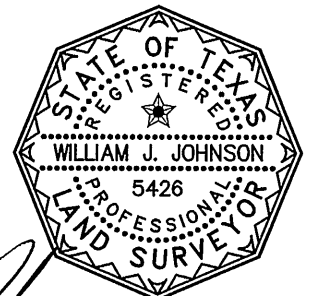
1,862.54'

L1
L2
L3
L4

UTILITY AND
DRAINAGE EASEMENT
3,000 S.F.
0.069 ACRES

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET



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

SCALE: 1" = 200'	DATE 05/10/2024	DRAWN WJJ	PROJECT BBC010 ESMT-UE-DE-2	2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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**EXHIBIT A
WATERLINE EASEMENT
PAGE 1 OF 2**

LEGAL DESCRIPTION

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James Conger Survey, Abstract No. 150, being a part of that called 428.755 acre tract of land described in a deed to CENTURY LAND HOLDINGS OF TEXAS, LLC, (50% interest) as recorded in Instrument Number 2024-2622, Official Public Records, Johnson County, Texas, being a part of that called 428.755 acre tract of land described a deed to GRBK EDGEWOOD LLC (50% interest) as recorded in Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING 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 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 No. 508,

THENCE along the north line of said 428.755 acre tract and the centerline of County Road No. 508 as follows:

North 60 degrees 07 minutes 21 seconds East, a distance of 181.64 feet to the **POINT OF BEGINNING**;

Johnson County

North 60 degrees 07 minutes 21 seconds East, a distance of 20.00 feet to a point from which a one-half inch iron rod found at the common corner of said 428.755 acre tract and that called 1.519 acre tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas bears North 60 degrees 07 minutes 21 seconds East, 1,019.72 feet;

THENCE, departing said centerline, over and across said 428.755 acre tract as follows:

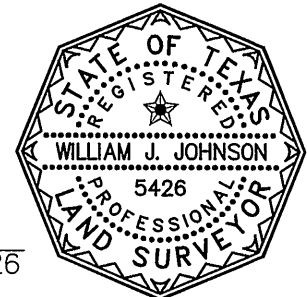
South 29 degrees 52 minutes 39 seconds East, 65.00 feet to a point for corner;

South 60 degrees 07 minutes 21 seconds West, 20.00 feet to a point for corner;

North 29 degrees 52 minutes 39 seconds West, 65.00 feet to the **POINT OF BEGINNING** and containing 13,000 square feet or 0.298 acres of land.

BASIS OF BEARING: The basis of bearing is based on the Texas State Plane Coordinate System, North Central Zone 4202 (NAD 83), distances shown hereon are grid distance values.


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



	DATE 05/16/2024	DRAWN WJJ	PROJECT BBC010 ESMT-WE-1	JBI PARTNERS 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A WATERLINE EASEMENT PAGE 2 OF 2



1"=100'

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

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

P.O.B.

P.O.C.

80D NAIL
FND (CM)

586

DAVID MITCHELL SURVEY
ABSTRACT NO. 856
JAMES B. CONGER SURVEY
ABSTRACT NO. 150

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

N60°07'21"E
181.64'

WATERLINE
EASEMENT
13,000 S.F.
0.298 ACRES

CENTURY LAND HOLDINGS
OF TEXAS, LLC (50%)
NO. 2024-2622
O.P.R.J.C.T.

GRBK EDGEWOOD LLC (50%)
NO. 2023-26644
O.P.R.J.C.T.
CALLED 428.755 ACRES

PROPOSED
LONE OAK, PHASE 1
(PLAT PENDING)

COUNTY ROAD NO. 508
(UNRECORDED RIGHT-OF-WAY)

1,019.72'
N60°07'21"E

Simla

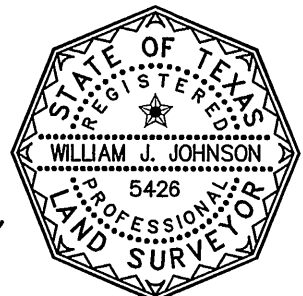
1/2"
CIRF
(CM)

SILMA INVESTMENTS, LLC
INST. 2018-5832
CALLED 1.519 AC

2018-5552

LINE TABLE

NO.	BEARING	LENGTH
L1	N60°07'21"E	20.00'
L2	S29°52'39"E	65.00'
L3	S60°07'21"W	20.00'
L4	N29°52'39"W	65.00'



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

SCALE:

1" = 100'

DATE

05/16/2024

DRAWN

WJJ

PROJECT

BBC010
ESMT-WE-1

JB
I
PARTNERS

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