

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
September 3, 2024
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Tuesday, September 3, 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 7/11/2024 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 August 30, 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
July 11, 2024 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Thursday, July 11, 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
Kelly Richardson
Joshua Rendon

The following members were absent for roll call:
Ryan Banister

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 McBee moved to approve the June 13, 2024 minutes as written. Commissioner Fuller 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 was not present to answer questions. Being no one further to speak upon the request, Chairman Thornton asked for a motion. Commissioner Rendon moved to recommend disapproval for reasons provided as presented. Commissioner McBee seconded the motion. Motion passed with five votes in favor and none opposed.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 6:40 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: September 3, 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, June 13, and July 11, 2024, the Planning and Zoning Commission recommended disapproval to City Council, and on May 20, June 17, and July 15, 2024, the City Council disapproved the Lone Oak Addition Phase 1 final plat. The applicant resubmitted the final plat on August 28, 2024, and the P&Z and City Council must now act on the plat within 15 days of this resubmittal per city 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.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission recommend to Council approval of the Lone Oak Addition phase 1 final plat.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Final Plat
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

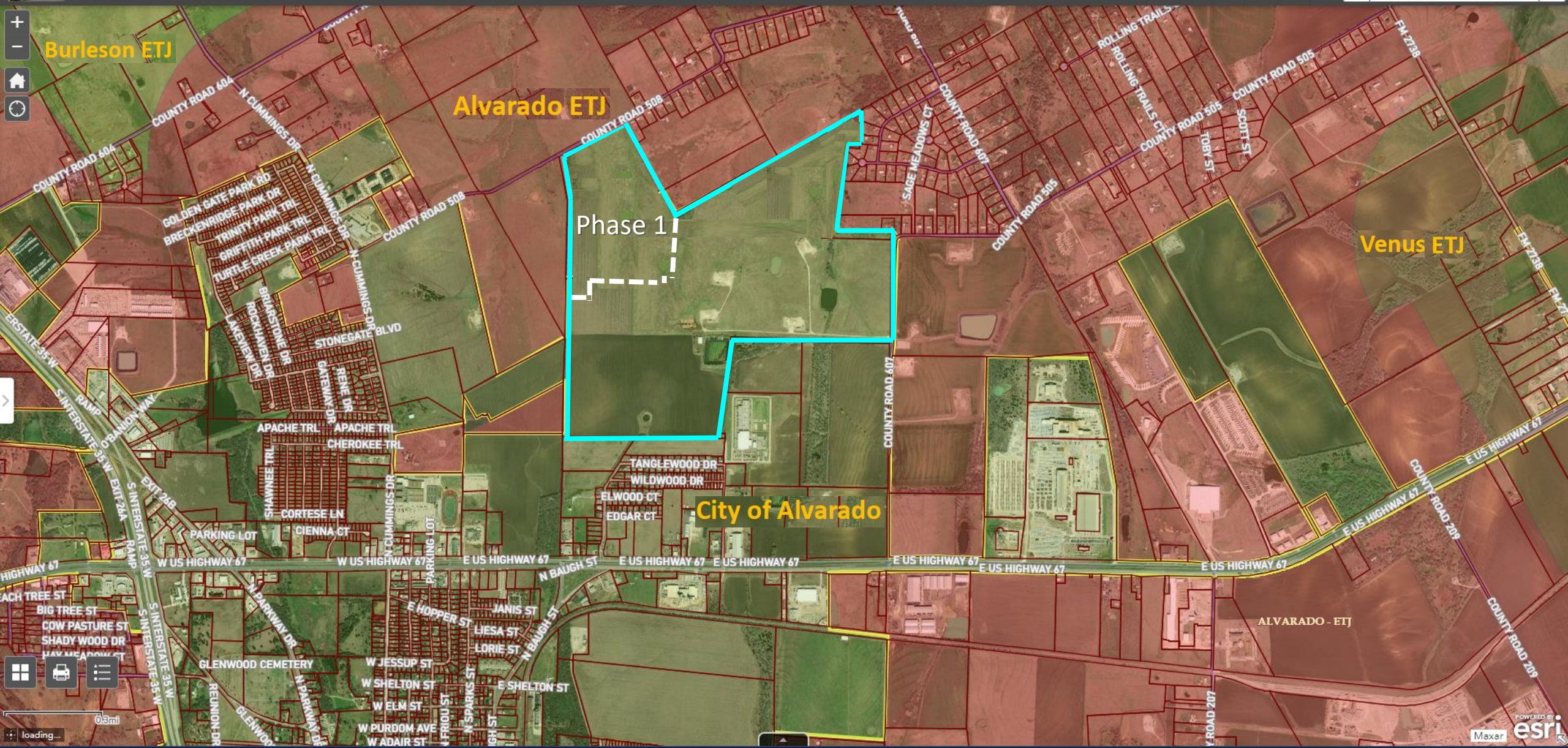
Signature of Planning Official

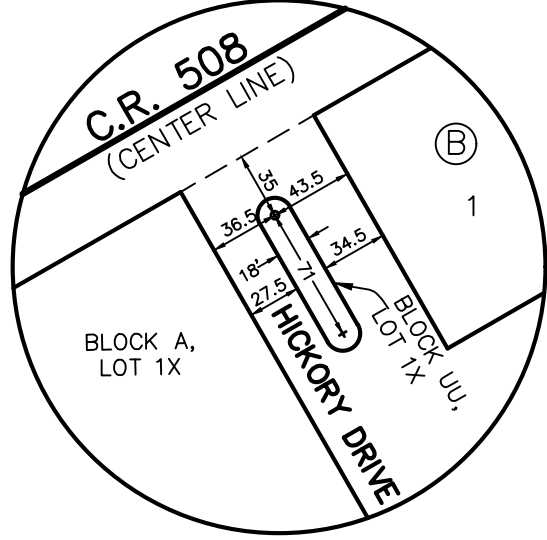
****FOR OFFICE USE ONLY****

Received By

Date Received

Date Approved





DETAIL "A"

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

SEE DETAIL "A"

P.O.B.

DAVID MITCHELL SURVEY
ABSTRACT NO. 886
JAMES B. CONGER SURVEY
ABSTRACT NO. 150

40' RIGHT-OF-WAY
TO CITY OF ALVARADO
INST. NO. 2024-11107

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

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

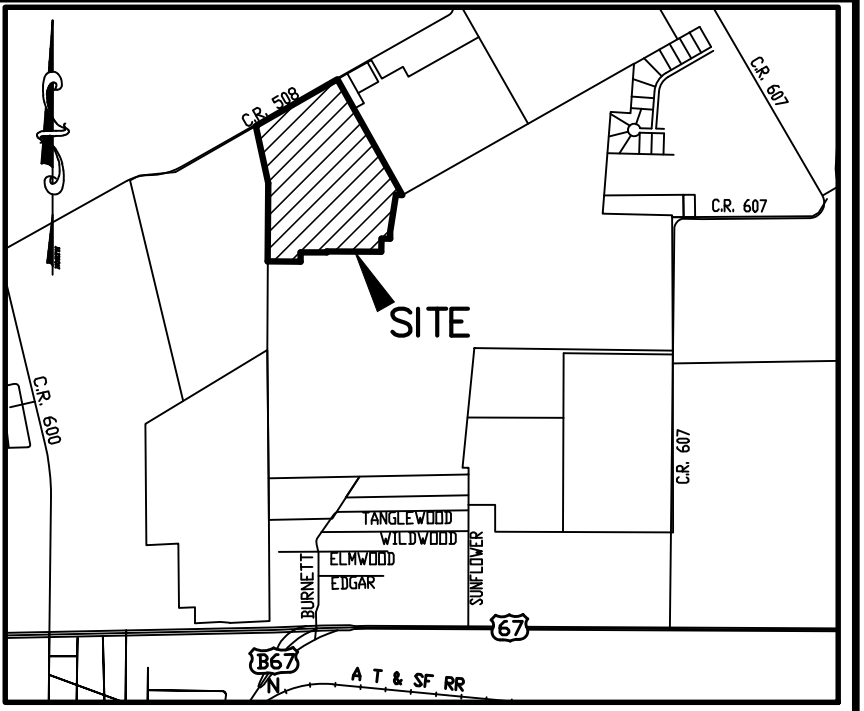
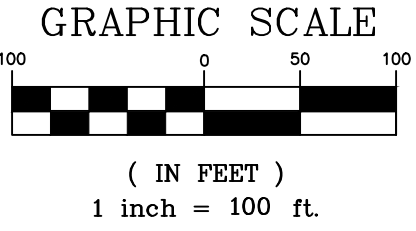
FIRE STATION LOT
LOT 11X, BLOCK B
(2.483 ACRES)

BLOCK C, LOT 166X
(PRIVATE OPEN SPACE
& DRAINAGE EASEMENT)

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
PG.	PAGE
◀	STREET NAME CHANGE INDICATOR

NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE AMENITIES, OPEN SPACES, AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
- 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

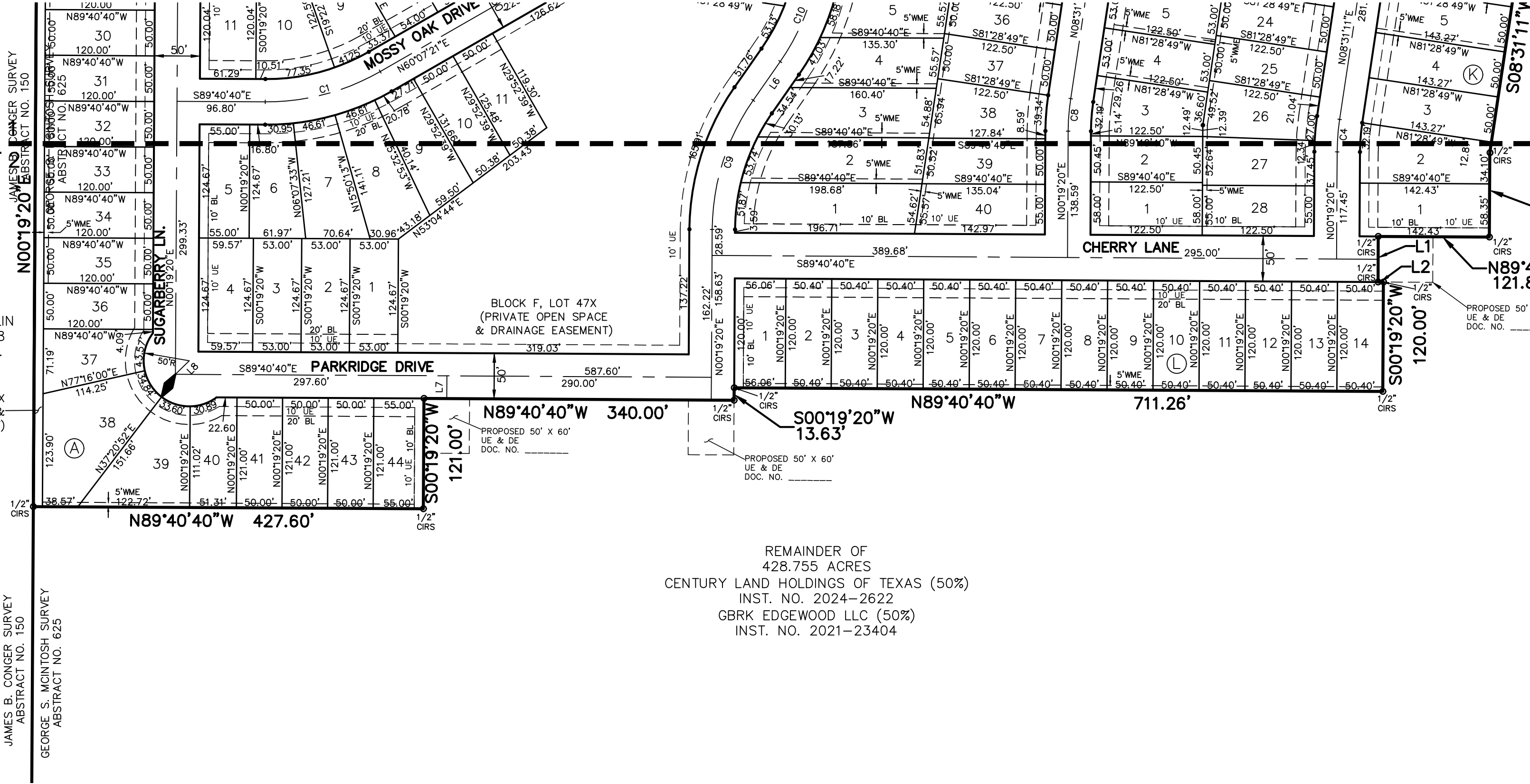
Date: JUNE 04, 2024

Sheet 1 of 3

MATCH LINE SHEET
SHEET

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

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



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

SHEET 1 MATCH LINE
SHEET 2

S00°19'20\"W
92.45'

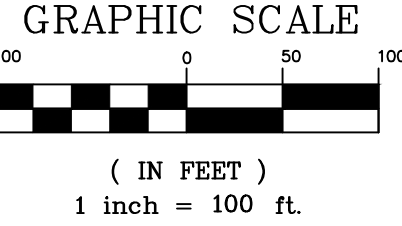
N89°40'40\"W
121.84'

PROPOSED 50' x 60'
UE & DE
DOC. NO. _____

S00°19'20\"W
13.63'

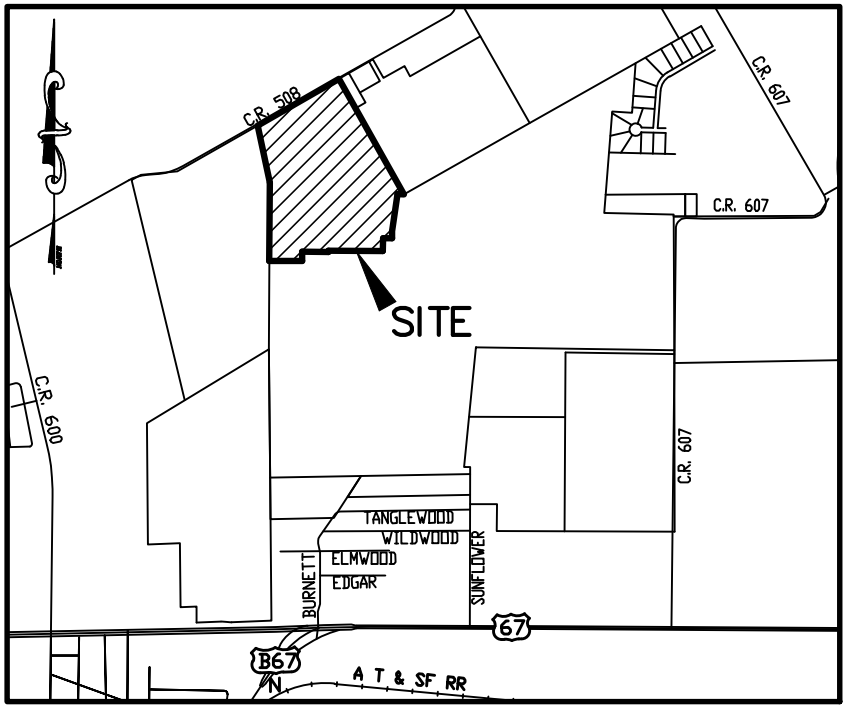
PROPOSED 50' x 60'
UE & DE
DOC. NO. _____

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 |
| PAGE | PAGE |
| | STREET NAME CHANGE INDICATOR |



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES
A-1X	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	6,655	0.153	D-7	6,050	0.139	F-20	6,000	0.138	G-13	8,978	0.206	I-29	6,125	0.141	K-2	7,997	0.184
A-5	9,597	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	7,264	0.167	G-2	6,344	0.146	I-18	6,297	0.145	J-18	6,125	0.141			
A-34	6,000	0.138	C-19	7,959	0.183	F-10	6,429	0.148	G-3	6,344	0.146	I-19	6,296	0.145	J-19	6,125	0.141			
A-35	6,000	0.138	C-20	7,163	0.164	F-11	6,120	0.140	G-4	6,344	0.146	I-20	8,419	0.193	J-20	6,125	0.141			
A-36	6,000	0.138	C-21	7,880	0.181	F-12	6,075	0.139	G-5	6,344	0.146	I-21	12,039	0.276	J-21	6,125	0.141			
A-37	6,570	0.151	C-166X	208,181	4.779	F-13	7,864	0.181	G-6	7,019	0.161	I-22	10,675	0.245	J-22	6,125	0.141			
A-38	12,145	0.279	D-1	8,281	0.190	F-14	6,000	0.138	G-7	7,601	0.174	I-23	7,837	0.180	J-23	6,125	0.141			
A-39	9,111	0.209	D-2	6,050	0.139	F-15	6,000	0.138	G-8	6,724	0.154	I-24	6,545	0.150	J-24	6,125	0.141			
A-40	6,017	0.138	D-3	6,050	0.139	F-16	6,075	0.139	G-9	6,889	0.158	I-25	6,125	0.141	J-25	6,125	0.141			
A-41	6,050	0.139	D-4	6,050	0.139	F-17	7,864	0.181	G-10	6,889	0.158	I-26	7,085	0.163	J-26	6,752	0.155			

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
Irano, Texas 75093

Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TEX

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
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 3 of 3

Plotted by: bjohnson Plot Date: 6/26/2024 2:04 PM

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