

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
March 1, 2021
6:30 p.m.

AGENDA

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Monday, March 1, 2021 at 6:30 p.m. by videoconference. An electronic copy of the agenda packet has been made available on the City's website and a recording of the meeting will be made available at: <https://www.cityofalvarado.org/>.

THE PLANNING AND ZONING COMMISSION INTENDS TO PARTICIPATE IN THE MEETING VIA TELECONFERENCE.

Members of the public may dial the following number to join the meeting starting at 6:30 pm by using either of the following methods:

<https://us02web.zoom.us/j/84276425456?pwd=U014UGxXOG9nbE1UmxCtIMVFc3Zz09>

Meeting ID number: 842 7642 5456 Password: 059732 : You may also join the meeting by telephone using one of the following telephone numbers along with meeting id and password: 1-346-248-7799, 1-408-638-0968 , 1-888-788-0099 and 1877-853-5247.

Please email the City Secretary at: thomasd@cityofalvarado.org if you plan to provide public hearing comments during the meeting and indicate which item you would like to comment on. In order to facilitate the public hearings during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. You are encouraged to email your public hearing comments to the City Secretary at: thomasd@cityofalvarado.org, any comments submitted will be read aloud during the respective public hearing.:

CALL TO ORDER/ROLL CALL

INVOCATION

CONSENT AGENDA:

A Minutes from the January 25, 2021 regular called meeting.

1. Public Hearing and consideration and action regarding request for a re-plat for Lot 2R, Block A, CVS Addition, located on the northwest corner of IH-35W and U. S. Highway 67, Alvarado, Johnson County, Texas.
2. Public Hearing and consideration and action regarding the request for rezoning for property known as Lots 1 and 2, Block 1, Serenity Ave Addition, also known as 705 E. Davis, Andrew J. Patton Survey, also known as 705 E. Davis, Alvarado, Johnson County, Texas from a SF-2 (Single Family Zoning District) to a MF (Multi-Family Zoning District).
3. Public Hearing and consideration and action regarding request for a re-plat for property known as Lots 1 and 2, Block 1, Serenity Ave Addition, also known as 705 E. Davis, Andrew J. Patton Survey,

Planning and Zoning Commission
Agenda
Regular Called Meeting
March 1, 2021

also known as 705 E. Davis, Alvarado, Johnson County, Texas from a SF-2 (Single Family Zoning District) to a MF (Multi-Family Zoning District).

4. Public Hearing and consideration and action regarding a request for re-zoning for property known as 6.550 acres out of the J. S. McIntosh Survey, Abstract No. 625 also known as 0000 Highway 67 E, Alvarado, Johnson County, Texas.
5. Public Hearing and consideration and action regarding a request for a re-plat for property known as Lot 4R, Block 1, Herencia Addition, Alvarado, Johnson County, Texas.
6. Consideration and action regarding a request for a final plat for property known as Lot 1, Block 1, Alvarado 1700 Development, LLC also known as 100 N. Cummings, Alvarado, Johnson County, Texas.
7. Consideration and action regarding a final plat for property known as Abstract No. 625, G. S. McIntosh Survey, also known as 0000 Burnett Blvd, Alvarado, Johnson County, Texas.
8. Consideration and action regarding a preliminary plat for property known as 51.23 acres out of the J. Dixon Survey, Abstract No. 214, and the J. M. Ross Survey, Abstract No. 737, Alvarado, Johnson County, Texas.

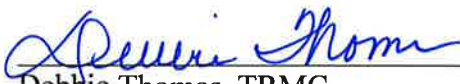
ACCESSIBILITY STATEMENT

City Hall is wheelchair accessible. The exit and parking ramp 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, by FAX 817-783-7925, or by e-mail thomasd@cityofalvarado.org. Please contact the city 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 city's website at <https://www.cityofalvarado.org> on this the 23rd day of February, 2021 and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Debbie Thomas, TRMC,
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
Regular Called Meeting
County of Johnson
State of Texas
January 25, 2021
MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Monday, January 25, 2021 at 5:30 p.m. via videoconferencing. The following were present for roll call:

Brian Thornton	*	Chairperson
Tracy Melson	*	Member
Mike McBee	*	Member
Gayla Robison	*	Member

Others Present:

Emile Moline	*	Economic Development Director
Debbie Thomas	*	City Secretary

Chairperson Brian Thornton called this regular called meeting to order at 5:47 P.M.

CONSENT AGENDA

Motion was made by Member Mike McBee, duly seconded by Member Gayla Robison to approve the consent agenda as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN APPLICATION FOR A SPECIFIC USE PERMIT TO OPEN AND USE A TRUCK PARKING LOT ON THE EAST SIDE OF PROPERTY KNOWN AS LOT 2, BLOCK 1, GHANDI ADDITION, ALSO KNOWN AS 1163 HIGHWAY 67 W, ALVARADO, JOHNSON COUNTY, TEXAS.

Chairperson Brian Thornton opened this public hearing at 5:50 p.m. The owners of LaQuinta Hotel were having technical difficulties with their zoom feed. Emile Moline, Interim City Manager explained that this would be another 6 month extension for this SUP. The owners have made the improvements to the parking lot with more road base and have fenced the fire hydrant located on the corner of the drive. They have also made sure that mud buildup is not on Parkway Drive. He then closed the public hearing at 5:56 p.m. After discussion, motion was made by Member Gayla Robison, duly seconded by Member Tracy Melson to approve the extension of this SUP for another six months.. This motion supported four votes in approval and zero votes opposed. Motion carried.

Planning & Zoning Commission
Regular Meeting
January 25, 2021
Page 2

ADJOURNMENT

Chairperson Bryan Thornton adjourned this regular meeting at 5:57 p.m..

Passed and approved this this ____ day of _____, 2021.

Brian Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Office Use Only
All necessary
information has
been submitted.
Date: _____

Plat change is: Preliminary / Final / Combo / Replat

Clerk: _____

DATE: 1/4/21 CLERK: _____ FEE: 305⁰⁰ CASE NO: 2021-0144

NAME OF APPLICANT: JAMES MALENS PH: (214) 957-8284

MAILING ADDRESS: 3231 HARWOOD RD., BEDFORD, TX 76021

APPLICANT IS THE: OWNER LEASER / PURCHASER OF THE PROPERTY.

circle one

NAME OF OWNER: JAMES MALENS PH: (214) 957-8284

MAILING ADDRESS: 3231 HARWOOD RD., BEDFORD, TX 76021

STREET ADDRESS OF PROPERTY: NW CORNER OF IH-35 + US-67

LEGAL DESCRIPTION: LOT 2R, BLOCK A, CVS-ALVARADO ADDITION

ACREAGE: 0.918 PRESENT USE: UNDEVELOPED

PROPOSED USE OF PROPERTY: JACK IN THE BOX

USAGE OF ADJACENT PROPERTY NORTH: C-2 - UNDEVELOPED

SOUTH: C-2 - CVS

EAST: C-2 - IH-35

WEST: C-2 - CACTUS JACK'S BOOT COUNTRY

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this 19th day of January, 2021, by the person whose signature appears directly above.



Terril Roberts
Notary Public in and for The State of Texas.
My Commission expires 7-9-2021

STATE OF TEXAS
COUNTY OF JOHNSON

Approved this _____ day of _____, 2021, by the director of community development of the City of Alvarado, Texas, as authorized by section 4.6 of the Subdivision Ordinance of the City of Alvarado, Texas.

Director of Community Developments

City Secretary

Texas A&M Trust
CCJ 2013-24127
D.R.J.C.T.

E 300.24'± S 89° 22' 22" W

N 24° 23' 10" W

17' 0"



A=1112'25"
R=5554.58
L=1086.47
LC=S 22° 09' 18" E
1084.73

Lot 2, Block A
CVS-Alvarado Addition
V. 10, P. 712, Sid. F
D.R.J.C.T.

LOT 2R
350,230 sq.
8,040 ac.

S 18° 42' 54" E

LOT 2R

MATCH LINE

358'

That I, Dick S. Jones, do hereby certify that I prepared this plat and the field notes hereon from an actual and accurate survey of the land and that the same are in accordance with the property placed under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas.

PRELIMINARY FOR REVIEW PURPOSES ONLY. THIS PLAT IS NOT TO BE FILED, RECORDED OR USED AS A FINAL PRODUCT.

Dick S. Jones R.P.L.S.
Texas Registration No. 5524



The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Johnson County, Texas and incorporated areas, Map No. 48251C215-J, revised December 4, 2012. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

CM - Central Monument
RF - Iron Rod Found
RIS - Iron Rod stamped "Beasley"
RPLS - Registered Professional Land Surveyor
BL - Building Lines

Scale of Bearings: NAD83 (2011) Epoch: (2011.0) Texas North
Central Zone, Grid Scale Factor: 0.9999012734



SCALE 1"=60'

BEARING at a 1/2" iron rod stamped "WJ" found at the southeast corner of solid Lot 2, said iron rod being the northeast corner of Lot 1, of said CVS-ALVARADO addition:
THENCE S78°33'48"W, along the common line of said lots, a distance of 272.10 feet to an 1/2" iron rod stamped "WJ" found at the southwest corner of said Lot 2 and being the northwest corner of said Lot 1, said iron rod lying in the east line of Tract 1, described in the deed to Joel B. Morton, recorded in County Clerk's instrument No. 2014-7891, Deed Records, Johnson County, Texas.
THENCE N11°43'22"W, along the common line of said Lot 2 and Morton tract, a distance of 103.32 feet to an 1/2" iron rod stamped "Beasley RPLS 6088" set at an angle point;
THENCE N11°30'24"W, a distance of 258.40 feet to an 1" iron rod with an "X" set found;
THENCE N18°42'54"W, a distance of 358.81 feet to an 1" iron rod with an "X" set found;
THENCE N24°23'10"W, a distance of 884.83 feet to an 1" iron rod with an "X" set found at the northwest corner of said Lot 2;
THENCE N65°42'04"E, a distance of 272.40 feet to an 1" iron rod with an "X" set found at the northeast corner of said Lot 2;
THENCE southerly, 1,086.47 feet along a iron tangent curve to the right, having a radius of 5,354.58 feet, a central angle of 11°12'25" and a chord bearing S22°09'18"E, 1,084.73 feet to an 1" iron rod with an "X" set found;
THENCE S11°28'11"E, a distance of 380.00 feet to the point of beginning, containing 8.958 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Alvarado 35/67, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 2R and 3, Block A, CVS - ALVARADO, an addition to the City of Alvarado, Johnson County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the _____ day of _____, 2021.

Alvarado 35/67, LLC

By: James Makens, Managing Partner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared James Makens, Managing Partner, Alvarado 35/67, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

Replat
of

Lot 2R and 3, Block A
CVS - ALVARADO

City of Alvarado, Johnson County, Texas
Being all of Lot 2, Block A, CVS - ALVARADO, an addition to the City of Alvarado, Johnson County, Texas according to the plat recorded in Volume 10, Page 712, Slide E, Deed Records, Johnson County, Texas.

2 LOTS
8,958 Acres of Land
Prepared January 2021

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

CVS-Alvarado 2R PP-619

CITY OF ALVARADO

705 E. DAVIS

APPLICATION FOR ZONING CHANGES

DATE: July 14, 2020 CLERK: _____ FEE: _____ CASE NO: 2020-0354

NAME OF APPLICANT: Stephanie Cockerham PH: (254) 205-7708

MAILING ADDRESS: PO BOX 2702 Cedar Hill, TX 75106

APPLICANT IS THE: **OWNER** LEASER / PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: Rez Real Estate Investments PH: (254) 205-7708

MAILING ADDRESS: PO BOX 2702 Cedar Hill, TX 75106

STREET ADDRESS OF PROPERTY: 705 E Davis Ave Alvarado, TX 76009 ACREAGE: 0.36

LEGAL DESCRIPTION: View attached survey for Legal Description

PRESENT ZONE OF PROPERTY: SF-2 PRESENT USE: Vacant Lot

REQUESTED ZONE: Multi-Family PROPOSED USE: Multi-Family

REASON FOR CHANGE: new construction of property

USAGE OF ADJACENT PROPERTY NORTH: SF-2 - vacant lot

SOUTH: SF-2 - vacant lot

EAST: Adjoining house on lot - SF 2

WEST: SF-2 - vacant

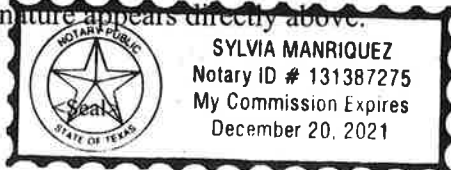
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.


APPLICANT'S SIGNATURE: Stephanie Cockerham 

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: 

SWORN TO AND SUBSCRIBED before me this 14 day of July, 2020, by the person whose signature appears directly above.




Notary Public in and for The State of Texas.
My Commission expires 12/20/2021

CITY OF ALVARADO

Office Use Only
All necessary
information has been
submitted.
Date: _____
Clerk: _____

APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary / Final / Combo / Replat 9.21.20

DATE: 9/21/2020 CLERK: PO FEE: 210 CASE NO: 2020-0464

NAME OF APPLICANT: Stephaine Cockburn PH: (254) 205-7708

MAILING ADDRESS: PO Box 961 Waxahatchee TX 75168

APPLICANT IS THE: OWNER LEASER / PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: Lez Real Estate Investments PH: (254) 205-7708

MAILING ADDRESS: PO Box 961 Waxahatchee, TX 75168

STREET ADDRESS OF PROPERTY: 705 E Davis Alvarado, TX 76009

LEGAL DESCRIPTION: _____

ACREAGE: 0.36 PRESENT USE: empty lot

PROPOSED USE OF PROPERTY: SF1

USAGE OF ADJACENT PROPERTY NORTH: _____

SOUTH: _____

EAST: _____

WEST: _____

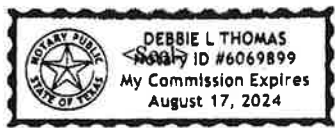
A tax certificate from Johnson County is attached indicating all property taxes are current.

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.
OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this 21st day of September, 2020, by the person whose signature appears directly above.



[Signature]
Notary Public in and for The State of Texas.
My Commission expires 8-24-2024



ANDREW J. PATTON SURVEY
ABSTRACT No. 685

275 ALVARADO LLC
VOL. 3566, PG. 534,
D.R.J.C.T.

120.23'
S89°27'1"E

60.12' 10' UE

60.11' 10' UE

60.12' 10' UE

130.70'
N1°27'8"W

130.70'
S1°27'8"W

130.70'
S1°27'8"W

BLK 82

4

5

6

EZELL ST.

BELL HEMPHILL
VOL. 2047, PG. 452,
D.R.J.C.T.

ARFERRO INVESTMENTS LLC
INST. No. 2017-08726
D.R.J.C.T.

N=682465 63
E=236775 44
FND. 1/2" IRON ROD
NO CAP
BLOCK CORNER

CONTROL MONUMENT
N=6832468 78
E=2367930 44
SET 1/2" IRON ROD
YELLOW FORT WORTH
SURVEYING CAP

POB

175.00'

S89°45'22"E

R.O.W. LINE

60.12' 10' UE

60.13' 10' UE

60.11' 10' UE

120.25' N89°45'22"W

SIDE WALK

SIDE WALK

E. DAVIS AVE.
(80' R.O.W.)

ROW
80.00'

LEGAL DESCRIPTION

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

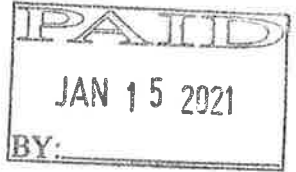
OWNER/DEVELOPER
Rez Real Estate Investments LLC.

PLAT OF
LOTS 1, & 2 BLOCK 1
SERENITY AVE., AN ADDITION TO THE CITY
OF ALVARADO, TEXAS

R.O.W. LINE

SURVEY LINE

CITY OF ALVARADO



APPLICATION FOR ZONING CHANGES

DATE: 01/15/2021 CLERK: Debbie FEE: \$ 520⁰⁰ CASE NO: 20210123

NAME OF APPLICANT: Valley View Capital Partners PH: (630) 550-2000

MAILING ADDRESS: 1081 Leisure Lane IRVING 75061

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.

NAME OF OWNER: Jerry Don Pritchard / Eddy Montgomery PH: ()

MAILING ADDRESS: ~~0000 E Hwy 67~~

STREET ADDRESS OF PROPERTY: 0000 E Hwy 67 ACREAGE: 6.550

LEGAL DESCRIPTION: _____

PRESENT ZONE OF PROPERTY: Commercial PRESENT USE: Vacant

REQUESTED ZONE: Multi-family PROPOSED USE: _____

REASON FOR CHANGE: Development

USAGE OF ADJACENT PROPERTY NORTH: Single-family residential

SOUTH: US-67 E

EAST: Commercial

WEST: Vacant (future church)

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: [Signature]

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____, by the person whose signature appears directly above.

<Seal> _____
Notary Public in and for The State of Texas.
My Commission expires _____

FIRM REGISTRATION No. 100784-00



7/30/2019

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

SURVEY WAS MADE ON THE GROUND JULY, 2019.

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

NOTES:

1. BASES OF BEARINGS ARE TEXAS NORTH CENTRAL ZONE NAD 83 GRID COORDINATES.
2. BASED ON FDMA MAP PANEL No. 48251C0215J DATED DECEMBER 4, 2012 A PORTION OF THIS PROPERTY LIES WITHIN 100 YEAR FLOOD ZONE.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE POLICY.

FIELD NOTES

BEING A 6.550 ACRE TRACT OF LAND SITUATED IN THE GEORGE S. McINTOSH SURVEY, ABSTRACT No. 625 AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, AS CONVEYED TO JERRY FRITCHARD, ETUX AS RECORDED IN INSTRUMENT NUMBER 2019-18527, REAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (R.P.L.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING IN THE NORTH RIGHT OF WAY (R.O.W.) OF EAST U.S. HIGHWAY No. 67;
 THENCE N 89°05'45" W ALONG SAID EAST U.S. HIGHWAY No. 67 A DISTANCE OF 454.41 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP;
 THENCE N 00°17'16" E DEPARTING SAID EAST U.S. HIGHWAY No. 67 A DISTANCE OF 624.30 FEET TO A 1/2" IRON ROD SET WITH A YELLOW FORT WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE SOUTH R.O.W. OF EDGAR COURT;
 THENCE N 89°05'18" E ALONG SOUTH R.O.W. OF SAID EDGAR COURT A DISTANCE OF 454.39 FEET TO A 1/2" IRON ROD FOUND;
 THENCE S 00°17'16" W DEPARTING SOUTH R.O.W. OF SAID EDGAR COURT A DISTANCE OF 631.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.550 ACRES OF LAND MORE OR LESS.

BOUNDARY SURVEY
 SHOWING
6.550 ACRES OF LAND
 GEORGE S. McINTOSH SURVEY, A-625
 ALVARADO, TEXAS
 JOHNSON COUNTY, TEXAS

FORT WORTH SURVEYING
 107 E COLLEGE AVENUE
 ALVARADO, TEXAS 75009
 817-740-5900

JOB # 2019063

DATE: 07/30/19

PRITCHARD BOUNDARY SURVEY EAST TRACT

DRAWN: CGH
 CHECKED: RLH

JOHNSON COUNTY
 TEXAS

CITY OF ALVARADO

Office Use Only
All necessary
information has been
submitted
Date: _____
Clerk: _____

APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary / Final / Combo / Replat

DATE: 2-12-21 CLERK: 02 FEE: 305⁰⁰ CASE NO: 2021-0153

NAME OF APPLICANT: Fernando Lariz PH: () _____

MAILING ADDRESS: 340 Allenwood Dr.

APPLICANT IS THE: OWNER LEASER / PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: _____ PH: () _____

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: 508 w cotter Alvarado, TX 76009

LEGAL DESCRIPTION: LOT 4R, BLOCK 1 HERENCIA ADDITION

ACREAGE: _____ PRESENT USE: R-

PROPOSED USE OF PROPERTY: Residential

USAGE OF ADJACENT PROPERTY NORTH: Res

SOUTH: RES

EAST: RES

WEST: RES

A tax certificate from Johnson County is attached indicating all property taxes are current.

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: *Jary*

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____, by the person whose signature appears directly above.

<Seal>

Notary Public in and for The State of Texas.

My Commission expires _____



RE-PLAT
 LOTS 1R, 2R-2, & 4R, BLOCK 1
 LA HERENCIA, AN ADDITION TO THE CITY
 OF ALVARADO, TEXAS, JOHNSON COUNTY, TEXAS.

THIS _____ DAY OF _____, 2021.

Fernando Lariz
 340 Allenwood Drive
 Fort Worth Texas, 76134
 817-829-2710

FERNANDO LARIZ

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

Notary Public in and for Johnson County, Texas

My Commission expires _____

APPROVED THIS _____ DAY OF _____, 20____, BY THE
 DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF
 ALVARADO, TEXAS, AS AUTHORIZED BY SECTION 4.6 OF THE
 SUBDIVISION ORDINANCE OF THE CITY OF ALVARADO, TEXAS.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY SECRETARY

DATE

BLOCK 1:
 LOT 1R = 1.91 ACRES
 LOT 2R-2 = 2.93 ACRES
 LOT 4R = 0.28 ACRES

TOTAL ACRES IN LOTS = 5.12 ACRES
 THIS RE-PLAT WAS PREPARED IN FEBRUARY 2021.

PLAT RECORDED IN INSTRUMENT # _____ & SLIDE _____

DATE: _____

COUNTY CLERK: _____

DEPUTY: _____

LEGAL DESCRIPTION

BEING a 5.12 acre tract of land situated in the Ira Glaze Survey, Abstract No. 313, of Johnson County, Texas, and being all of that called 5.14 acre tract of land conveyed by deed to Fernando Lariz in Instrument No. 2018-18795, of the Deed Records of Johnson County, Texas, also described as a Re-Plat of Lots 1, 4, & 2R, Block 1, LA HERENCIA ADDITION, an Addition to the City of Alvarado, as recorded in Vol. 11, Pg. 875, Slide E-129, of the Plat Records of Johnson County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod located at the Southwest corner of this tract of land, said iron is also the Southeast corner of that certain tract of land conveyed by deed to Jimmy Gillard as recorded in Vol. 3567, Pg. 270, D.R.J.C.T., and situated on the North R.O.W. line of West Cotter Street;

THENCE N 00°14'45" E A DISTANCE OF 547.17', TO A FOUND 5/8" IRON ROD LOCATED AT THE SOUTHWEST CORNER OF BLOCK 2, LOT 1RB, COX ADDITION, AS RECORDED IN VOL. 397, PG. 640, OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, AND SITUATED ON THE EAST R.O.W. LINE OF HILLSIDE DRIVE FOR A CORNER;

THENCE N 88°23'57" E ALONG THE SOUTH LINE OF THE COX ADDITION, TO A FOUND 1/2" IRON ROD WITH A YELLOW FORT WORTH SURVEYING CAP FOR REFERENCE AT 405.59' AND CONTINUING IN ALL A DISTANCE OF 425.59', TO A POINT IN THE CENTER OF CREEK;

THENCE ALONG THE CENTER LINE OF SAID CREEK THE FOLLOWING BEARINGS AND DISTANCE:
 THENCE S 11°01'29" W A DISTANCE OF 104.95', TO A POINT;

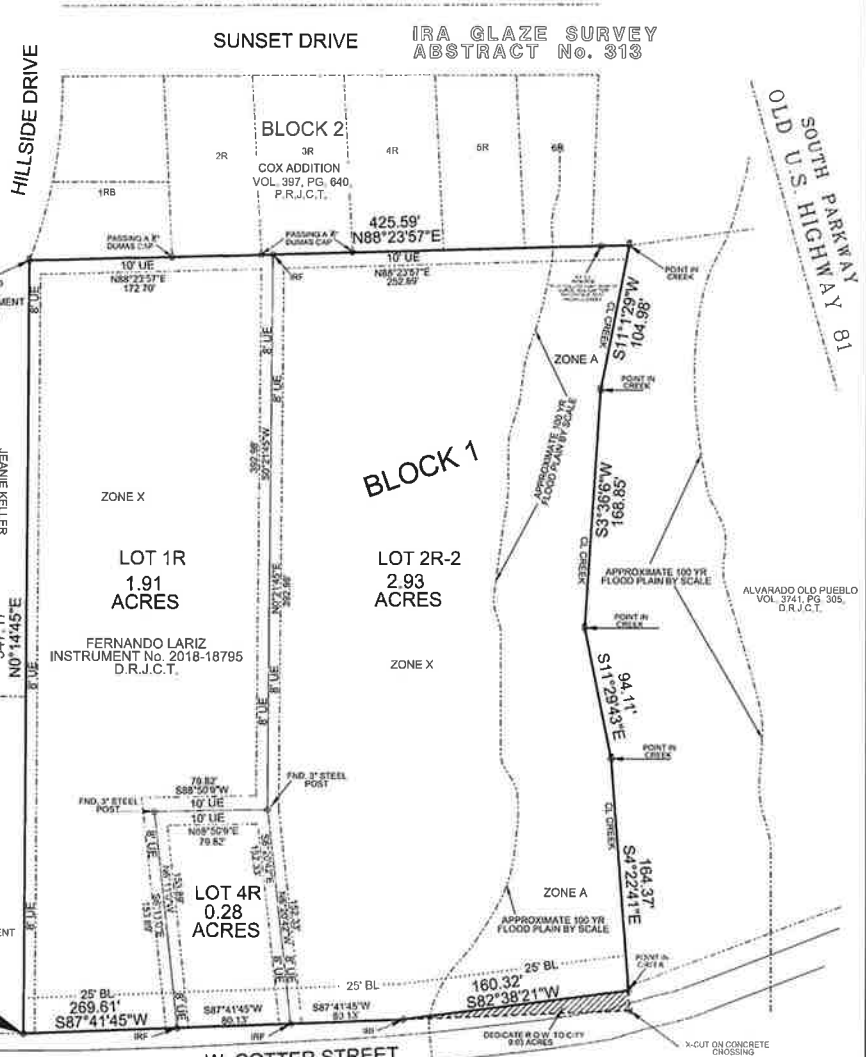
THENCE S 03°38'06" W A DISTANCE OF 168.85', TO A POINT;

THENCE S 11°29'43" E A DISTANCE OF 94.11', TO A POINT;

THENCE S 04°22'41" E A DISTANCE OF 164.37', TO A POINT;

THENCE S 82°38'21" W A DISTANCE OF 180.32', DEPARTING SAID CL CREEK TO A FOUND 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP FOR A CORNER LOCATED ON THE NORTH R.O.W. LINE OF WEST COTTER STREET;

THENCE S 87°41'45" W ALONG THE NORTH R.O.W. LINE OF WEST COTTER STREET, A DISTANCE OF 269.61', WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 5.12 ACRES OF LAND MORE OR LESS.



RE-PLAT OF
 LA HERENCIA ADDITION
 AN ADDITION TO THE CITY OF ALVARADO, TEXAS
 VOLUME 11, PAGE 875, SLIDE E-129 P.R.J.C.T.

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

ALL BOUNDARY CORNERS SET (IRS) ARE 1/2" IRON RODS WITH ORANGE BLS 5251 CAPS. THIS PROPERTY IS LOCATED IN THE CITY OF ALVARADO, TEXAS. ACCESS AND UTILITY EASEMENTS, AND BUILDING SET BACKS ARE AS SHOWN. ACCESS TO THE PROPERTY IS ALONG W. COTTER STREET. ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PART OF THIS PROPERTY BY SCALE APPEARS TO BE IN THE 100 YR. FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 48251C0215J DATED DECEMBER 4, 2012, FOR JOHNSON COUNTY, TEXAS.

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

KNOW ALL BY THESE PRESENTS:

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

CHRISTOPHER KINNY BRADLEY RPLS # 5251

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



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

LA HERENCIA ADDITION
 ALVARADO, TEXAS, 76009
 IRA GLAZE SURVEY
 ABSTRACT No. 313,
 JOHNSON COUNTY, TEXAS

PROJECT NO.	2021002	DATE	REVISIONS
DRAWN BY	CKB		
APPROVED BY			
DATE	02-22-2021		

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Office Use Only
All necessary
information has
been submitted.
Date: _____

Plat change is: Preliminary / Final / Combo / Replat

Clerk: _____

DATE: 10/5/20 CLERK: Dana FEE: _____ CASE NO: 2021-0028

NAME OF APPLICANT: 3LB Equities PH: (817) 689-6165

MAILING ADDRESS: 1831 River Oaks Dr. | Westlake, TX 76262

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.

circle one

NAME OF OWNER: Greg Kuelbs PH: (817) 343-9717

MAILING ADDRESS: same as applicant

STREET ADDRESS OF PROPERTY: 1700 N. Cummings / Alvarado TX 76262

LEGAL DESCRIPTION: survey attached

ACREAGE: 32.3 PRESENT USE: agricultural

PROPOSED USE OF PROPERTY: multi-family residential

USAGE OF ADJACENT PROPERTY NORTH: residential

SOUTH: school

EAST: agricultural

WEST: Cummings Drive and Residential

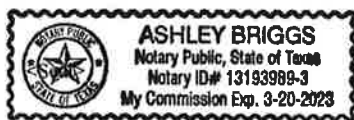
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, in oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this 15 day of October, 2020, by the person whose signature appears directly above.



Notary Public in and for The State of Texas.
My Commission expires 3-20-2023

CITY OF ALVARADO

Office Use Only
All necessary
information has
been submitted.

APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary / Final / Combo / Replat

Date: _____

Clerk: _____

DATE: 4-2-2020 CLERK: Tracy FEE: 240.00 CASE NO: 2020-0190

NAME OF APPLICANT: GARRA Group PH: (214) 874-1568

MAILING ADDRESS: 918 White Martin, ~~CLUB~~ Burleson, TX 76028

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.

NAME OF OWNER: Colby GARRA PH: (214) 874-1568

MAILING ADDRESS: 918 White Martin, Burleson, TX 76028

STREET ADDRESS OF PROPERTY: TBD Burnett Rd

LEGAL DESCRIPTION: Abstract # 625 GEORGE S. Mc Intosh

ACREAGE: 2.320 PRESENT USE: RAW Land

PROPOSED USE OF PROPERTY: _____

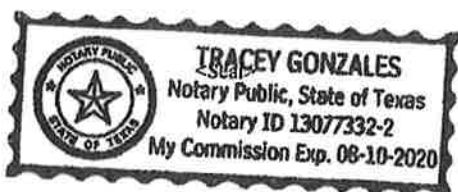
USAGE OF ADJACENT PROPERTY
NORTH: RAW Land
SOUTH: OFFICE Building
EAST: RAW Land
WEST: RESIDENCE

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: [Signature]

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.
OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this 2nd day of April, 2020, by the person whose signature appears directly above.



Tracey Gonzales
Notary Public in and for The State of Texas.
My Commission expires 8-10-2020

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Office Use Only
All necessary
information has
been submitted.
Date: _____

Plat change is: Preliminary / Final / Combo / Replat

Clerk: _____

DATE: 1/20/2021 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Clint Vincent PH: (972) 839-3882

MAILING ADDRESS: 1050 E. Hwy 114, Suite 210 Southlake, TX 76092

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: Joyce ASM Trust PH: ()

MAILING ADDRESS: P.O. Box 673 Alvarado, Texas 76009

STREET ADDRESS OF PROPERTY: N/A

LEGAL DESCRIPTION: 51.23 acres out of the J. Dixon Survey, Abstract 214, and J. M. Ross Survey, Abstract 737, Johnson County Texas

ACREAGE: 51.23 PRESENT USE: Agricultural

PROPOSED USE OF PROPERTY: Single-Family Development

USAGE OF ADJACENT PROPERTY NORTH: SF-1

SOUTH: C-2

EAST: SF-1

WEST: C-2

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: [Signature]

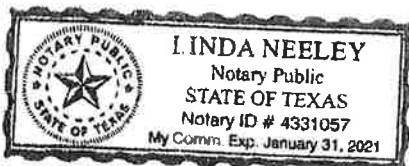
The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Joyce ASM Trust John Benfield Trustee

SWORN TO AND SUBSCRIBED before me this 5th day of November, 2020, by the person whose signature appears directly above.

<Seal>

[Signature]
Notary Public in and for The State of Texas.
My Commission expires _____



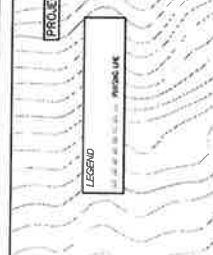
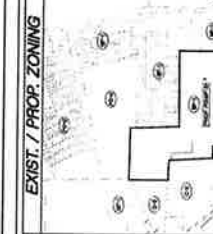
SUNSET RIDGE

A PRELIMINARY PLAT FOR
 58.60 ACRES SITUATED IN THE J. DIXON SURVEY,
 ABSTRACT 214, AND J.M. ROSS SURVEY, ABSTRACT 737,
 JOHNSON COUNTY, TEXAS
 ALVARADO, TEXAS
 January 11, 2021

OWNER
 CHAMBERLAIN INVEST ETL
 P.O. BOX 873
 ALVARADO, TX 76009-0873
 (817) 466-3441

DEVELOPER
 CHAMBERLAIN INVEST ETL
 P.O. BOX 873
 ALVARADO, TX 76009-0873
 (817) 466-3441

ENGINEER/SURVEYOR
 REGINA HALL AND ASSOCIATES, INC.
 1000 W. WILSON ROAD, SUITE 100
 FORT WORTH, TEXAS 76117
 (817) 336-5773
 CONTACT: SAMUEL P. ROBERT, P.E.



SCALE: 1" = 1000'

LIST OF BLOCK LOTS

BLOCK	STREET	FROM	TO	UNITS	TOTAL
1	10th St	10th St	11th St	1	1
2	11th St	11th St	12th St	1	1
3	12th St	12th St	13th St	1	1
4	13th St	13th St	14th St	1	1
5	14th St	14th St	15th St	1	1
6	15th St	15th St	16th St	1	1
7	16th St	16th St	17th St	1	1
8	17th St	17th St	18th St	1	1
9	18th St	18th St	19th St	1	1
10	19th St	19th St	20th St	1	1
11	20th St	20th St	21st St	1	1
12	21st St	21st St	22nd St	1	1
13	22nd St	22nd St	23rd St	1	1
14	23rd St	23rd St	24th St	1	1
15	24th St	24th St	25th St	1	1
16	25th St	25th St	26th St	1	1
17	26th St	26th St	27th St	1	1
18	27th St	27th St	28th St	1	1
19	28th St	28th St	29th St	1	1
20	29th St	29th St	30th St	1	1
21	30th St	30th St	31st St	1	1
22	31st St	31st St	32nd St	1	1
23	32nd St	32nd St	33rd St	1	1
24	33rd St	33rd St	34th St	1	1
25	34th St	34th St	35th St	1	1
26	35th St	35th St	36th St	1	1
27	36th St	36th St	37th St	1	1
28	37th St	37th St	38th St	1	1
29	38th St	38th St	39th St	1	1
30	39th St	39th St	40th St	1	1
31	40th St	40th St	41st St	1	1
32	41st St	41st St	42nd St	1	1
33	42nd St	42nd St	43rd St	1	1
34	43rd St	43rd St	44th St	1	1
35	44th St	44th St	45th St	1	1
36	45th St	45th St	46th St	1	1
37	46th St	46th St	47th St	1	1
38	47th St	47th St	48th St	1	1
39	48th St	48th St	49th St	1	1
40	49th St	49th St	50th St	1	1
41	50th St	50th St	51st St	1	1
42	51st St	51st St	52nd St	1	1
43	52nd St	52nd St	53rd St	1	1
44	53rd St	53rd St	54th St	1	1
45	54th St	54th St	55th St	1	1
46	55th St	55th St	56th St	1	1
47	56th St	56th St	57th St	1	1
48	57th St	57th St	58th St	1	1
49	58th St	58th St	59th St	1	1
50	59th St	59th St	60th St	1	1
51	60th St	60th St	61st St	1	1
52	61st St	61st St	62nd St	1	1
53	62nd St	62nd St	63rd St	1	1
54	63rd St	63rd St	64th St	1	1
55	64th St	64th St	65th St	1	1
56	65th St	65th St	66th St	1	1
57	66th St	66th St	67th St	1	1
58	67th St	67th St	68th St	1	1
59	68th St	68th St	69th St	1	1
60	69th St	69th St	70th St	1	1
61	70th St	70th St	71st St	1	1
62	71st St	71st St	72nd St	1	1
63	72nd St	72nd St	73rd St	1	1
64	73rd St	73rd St	74th St	1	1
65	74th St	74th St	75th St	1	1
66	75th St	75th St	76th St	1	1
67	76th St	76th St	77th St	1	1
68	77th St	77th St	78th St	1	1
69	78th St	78th St	79th St	1	1
70	79th St	79th St	80th St	1	1
71	80th St	80th St	81st St	1	1
72	81st St	81st St	82nd St	1	1
73	82nd St	82nd St	83rd St	1	1
74	83rd St	83rd St	84th St	1	1
75	84th St	84th St	85th St	1	1
76	85th St	85th St	86th St	1	1
77	86th St	86th St	87th St	1	1
78	87th St	87th St	88th St	1	1
79	88th St	88th St	89th St	1	1
80	89th St	89th St	90th St	1	1
81	90th St	90th St	91st St	1	1
82	91st St	91st St	92nd St	1	1
83	92nd St	92nd St	93rd St	1	1
84	93rd St	93rd St	94th St	1	1
85	94th St	94th St	95th St	1	1
86	95th St	95th St	96th St	1	1
87	96th St	96th St	97th St	1	1
88	97th St	97th St	98th St	1	1
89	98th St	98th St	99th St	1	1
90	99th St	99th St	100th St	1	1

LAND USE SUMMARY TABLE

LAND USE CATEGORY	AREA (AC)	PERCENTAGE (%)
RESIDENTIAL	58.60	100.00
TOTAL	58.60	100.00

POPULATION IDENTITIES

POPULATION IDENTITIES	AREA (AC)	PERCENTAGE (%)
RESIDENTIAL	58.60	100.00
TOTAL	58.60	100.00

LOT SIZE AVERAGES

LOT SIZE AVERAGES	AREA (AC)	PERCENTAGE (%)
RESIDENTIAL	58.60	100.00
TOTAL	58.60	100.00

PRIVATE OPEN SPACE LOTS

LOT #	AREA (AC)	PERCENTAGE (%)
1	0.00	0.00
2	0.00	0.00
3	0.00	0.00
4	0.00	0.00
5	0.00	0.00
6	0.00	0.00
7	0.00	0.00
8	0.00	0.00
9	0.00	0.00
10	0.00	0.00
11	0.00	0.00
12	0.00	0.00
13	0.00	0.00
14	0.00	0.00
15	0.00	0.00
16	0.00	0.00
17	0.00	0.00
18	0.00	0.00
19	0.00	0.00
20	0.00	0.00
21	0.00	0.00
22	0.00	0.00
23	0.00	0.00
24	0.00	0.00
25	0.00	0.00
26	0.00	0.00
27	0.00	0.00
28	0.00	0.00
29	0.00	0.00
30	0.00	0.00
31	0.00	0.00
32	0.00	0.00
33	0.00	0.00
34	0.00	0.00
35	0.00	0.00
36	0.00	0.00
37	0.00	0.00
38	0.00	0.00
39	0.00	0.00
40	0.00	0.00
41	0.00	0.00
42	0.00	0.00
43	0.00	0.00
44	0.00	0.00
45	0.00	0.00
46	0.00	0.00
47	0.00	0.00
48	0.00	0.00
49	0.00	0.00
50	0.00	0.00
51	0.00	0.00
52	0.00	0.00
53	0.00	0.00
54	0.00	0.00
55	0.00	0.00
56	0.00	0.00
57	0.00	0.00
58	0.00	0.00
59	0.00	0.00
60	0.00	0.00
61	0.00	0.00
62	0.00	0.00
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67	0.00	0.00
68	0.00	0.00
69	0.00	0.00
70	0.00	0.00
71	0.00	0.00
72	0.00	0.00
73	0.00	0.00
74	0.00	0.00
75	0.00	0.00
76	0.00	0.00
77	0.00	0.00
78	0.00	0.00
79	0.00	0.00
80	0.00	0.00
81	0.00	0.00
82	0.00	0.00
83	0.00	0.00
84	0.00	0.00
85	0.00	0.00
86	0.00	0.00
87	0.00	0.00
88	0.00	0.00
89	0.00	0.00
90	0.00	0.00
91	0.00	0.00
92	0.00	0.00
93	0.00	0.00
94	0.00	0.00
95	0.00	0.00
96	0.00	0.00
97	0.00	0.00
98	0.00	0.00
99	0.00	0.00
100	0.00	0.00

ROAD DEDICATION

ROAD NAME	AREA (AC)	PERCENTAGE (%)
10th St	0.00	0.00
11th St	0.00	0.00
12th St	0.00	0.00
13th St	0.00	0.00
14th St	0.00	0.00
15th St	0.00	0.00
16th St	0.00	0.00
17th St	0.00	0.00
18th St	0.00	0.00
19th St	0.00	0.00
20th St	0.00	0.00
21st St	0.00	0.00
22nd St	0.00	0.00
23rd St	0.00	0.00
24th St	0.00	0.00
25th St	0.00	0.00
26th St	0.00	0.00
27th St	0.00	0.00
28th St	0.00	0.00
29th St	0.00	0.00
30th St	0.00	0.00
31st St	0.00	0.00
32nd St	0.00	0.00
33rd St	0.00	0.00
34th St	0.00	0.00
35th St	0.00	0.00
36th St	0.00	0.00
37th St	0.00	0.00
38th St	0.00	0.00
39th St	0.00	0.00
40th St	0.00	0.00
41st St	0.00	0.00
42nd St	0.00	0.00
43rd St	0.00	0.00
44th St	0.00	0.00
45th St	0.00	0.00
46th St	0.00	0.00
47th St	0.00	0.00
48th St	0.00	0.00
49th St	0.00	0.00
50th St	0.00	0.00
51st St	0.00	0.00
52nd St	0.00	0.00
53rd St	0.00	0.00
54th St	0.00	0.00
55th St	0.00	0.00
56th St	0.00	0.00
57th St	0.00	0.00
58th St	0.00	0.00
59th St	0.00	0.00
60th St	0.00	0.00