



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
FEBRUARY 03, 2025
6:30 PM

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting

<https://us02web.zoom.us/j/81563289811?pwd=2J5tLuO8zxMKHPBdQ61LmnkBwadFp9.1>

Meeting ID:815 6328 9811 Passcode: 265446

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. CITIZENS FORUM

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the January 06, 2025, meeting minutes.
2. Discuss, consider, and possible action on approving a Final Plat regarding 52.051 acres of land known as Lots 1-21, Block 1, Lots 1-14, Block 2, Lots 1-5, Block 3, and Lots 1-5, Block 4, Joshua Meadows Addition, Phase 4, McKinney & Williams Survey, Abstract No. 636, and W.H. Miller Survey, Abstract No. 603, City of Joshua, Johnson County, Texas located at 1113 CR 705. (Staff Resource: A. Maldonado)

D. ADJOURN

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551.071 for private consultation with the attorney for the City.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioner may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/556-0603.

CERTIFICATE:

I hereby certify that the above agenda was posted on January 31, 2025, by 12:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JANUARY 06, 2025
6:30 PM

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting

<https://us02web.zoom.us/j/82846403363?pwd=WsJKd2XUqLEibNYaxtU4ZWPaAilIyP.1>

Meeting ID: 82846403363 Passcode: 295424

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 pm.

B. CITIZENS FORUM

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

NA

C. REGULAR AGENDA

1. Discuss, consider, and possible action on November 4, 2024, meeting minutes.

Motion made by Commissioner Allred Sr to approve the meeting minutes as presented. Seconded by Commissioner Jenkins.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Frazier

2. Public hearing on a request for a zoning change regarding approximately 0.317 acres of land in the W. W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 18, Original Town of Joshua, County of Johnson, Texas, located at 101 Santa Fe, to change from (R-1) Single Family Residential District to the (R2) Moderate Density Residential District, to allow for a zero lot line single-family detached units on separate lots.

- Staff Presentation
- Owner's Presentation

- Those in Favor
- Those Against
- Owner’s Rebuttal

Commissioner Gibson opened the public hearing at 6:32 pm.

Development Services Maldonado stated that the subject property will need to be replated into three lots. In addition, he stated that the property is zoned (R-1) Single Family Residential District and the purpose of the rezoning is to build three zero-lot line single-family homes in accordance with the R-2 Moderate Density Residential District area regulations of Chapter 14A Zoning Ordinance Section 6.9.4.

Scott Atwood stated that he is one of the owners of the property and thanked the commission for their service. In addition, he stated that the property is similar to recently approved zoning down the street.

Commissioner Gibson closed the public hearing at 6:42 pm.

3. Discuss, consider, and possible action on a request for a zoning change regarding approximately 0.317 acres of land in the W. W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 18, Original Town of Joshua, County of Johnson, Texas, located at 101 Santa Fe, to change from (R-1) Single Family Residential District to the (R2) Moderate Density Residential District, to allow for a zero lot line single-family detached units on separate lots.

Motion made by Commissioner Purdom to approve the zoning change request as presented. Seconded by Commissioner Jenkins.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Frazier

4. Discuss, consider, and possible action on approving a Replat regarding 0.317 acres of land, Lots 1 through 4 Block 18, Original Town of Joshua, in the W. W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 101 Santa Fe Street, to allow for a zero-lot line single-family detached units on separate lots.

Motion made by Commissioner Purdom to approve a replat regarding 0.17 acres of land as presented. Seconded by Commissioner Jenkins.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Frazier

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:46 pm.

Approved: February 03, 2025

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary



**Planning & Zoning Agenda
February 3, 2025**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Final Plat regarding 52.051 acres of land known as Lots 1-21, Block 1, Lots 1-14, Block 2, Lots 1-5, Block 3, and Lots 1-5, Block 4, Joshua Meadows Addition, Phase 4, McKinney & Williams Survey, Abstract No. 636, and W.H. Miller Survey, Abstract No. 603, City of Joshua, Johnson County, Texas located at 1113 CR 705. (Staff Resource: A. Maldonado)

Background Information:

History: This property was zoned Planned Development District for residential use in 2007. Much of this development has been constructed through phasing and Phase 4 is the final phase. The Planning & Zoning Board approved the Preliminary Plat of Phase 4 on September 3rd 2024.

Zoning: This property is zoned as (PD) Planned Development.

Analysis: This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. There will be a total of 43 Residential Lots and 1 open space lot, and 1 City Park.

Utilities: Water and sewer are provided by Johnson County Special Utility District.

Transportation: Right-of-way dedications are being dedicated with this plat.

Financial Information:

N/A

City Contact and Recommendations:

This plat appears to meet the minimum requirements for a Final as set forth in the City of Joshua Subdivision Ordinance. Therefore, we recommend a contingent approval of the plat pending the city engineer's approval of the outfall redesign of the City Park.

Attachments:

Item 2.

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. Letter From Sandlin Homes
5. Final Plat Joshua Meadows Ph 4 Addition
6. Tax Certificates

24-00778-01

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- Pre-Application Meeting Comprehensive Plan Amendment Zoning Change
- Conditional Use Permit Zoning Variance (ZBA) Subdivision Variance
- Preliminary Plat Final Plat Amending Plat
- Replat Planned Development Concept Plan Planned Development Detailed Plan
- Minor Plat Other _____

PROJECT INFORMATION

Project Name: Joshua Meadows Addition, Phase 4

Project Address (Location): 1100 Block, County Road 705

Existing Zoning: PD R-1 Proposed Zoning: PD R-1

Existing Use: Vacant Proposed Use: Residential

Existing Comprehensive Plan Designation: Residential Sub-Division - Single Family Gross Acres: 52.051

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT INFORMATION

Applicant: Scott Sandlin Company: Joshua Development Co., Ltd.

Address: 5137 Davis Blvd. Tel: 817-281-3509 Fax: _____

City: North Richland Hills State: TX ZIP: 76180 Email: scott@sandlinhomes.com

Property Owner: Joshua Development Co., Ltd. Company: Joshua Development Co., Ltd.

Address: 5137 Davis Blvd. Tel: 817-281-3509 Fax: _____

City: North Richland Hills State: TX ZIP: 76180 Email: scott@sandlinhomes.com

Key Contact: Derek Cheatham Company: Neel-Schaffer, Inc.

Address: 2501 Ave J, Suite 120 Tel: 817-548-0696 Fax: _____

City: Arlington State: TX ZIP: 76006 Email: derek.cheatham@neel-schaffer.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: [Signature] MGR
(Letter of authorization required if signature is other than property owner)

Print or Type Name: SCOTT SANDLIN

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.
 Given under my hand and seal of office on this 14 day of Oct. 2024

[Signature]
 Notary Public

Signature [Signature] Date: 10/14/2024

For Departmental Use Only

Case No.: FP24-01
24-00778-01

Project Manager: D. Cheatham

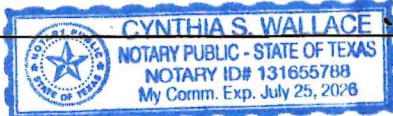
Total Fee(s): \$715.00
\$2,500. DEP

Check No: 3251

Date Submitted: 10-22-24

Accepted By: em

Date of Complete Application 10/28/24



CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 817.558.7447

JOSHUA MEADOWS ADDITION - PHASE 4 - LEGAL DESCRIPTION

Where as Joshua Development Company, LTD is the sole owner of a tract of land situated in Johnson County, Texas, out of the McKinney & Williams Survey, Abstract No. 636, and the W.H. Miller Survey, Abstract No. 603, known as Tract 1, recorded in Volume 3393, Page 369, Deed Records, Johnson County, Texas (DRJCT), the property herein described being a portion of said Tract 1, and being more particularly described by metes and bounds as follows;

Beginning at a 3/4 inch iron rod found in the north line of County Road 705 for the southeast corner of a tract of land conveyed to Michael J. Cloward, Sr. and Patty Cloward by deed, recorded under Instrument Number 2019-26712 DRJCT;

THENCE North 00°19'10" East, along the east line of said Cloward tract, a distance of 871.65 feet to a found 1/2 inch iron rod for corner;

THENCE North 33°44'24" East, continuing along said east line, a distance of 106.78 feet to a found 5/8 inch iron rod for corner;

THENCE North 00°01'42" West, continuing along said east line, a distance of 1,246.70 feet to a found 5/8 inch iron rod for the southeast corner of Lot 28, Block 1, Joshua Meadows, Phase 3B recorded under Instrument Number 2020-164 Plat Records, Johnson County, Texas (PRJCT);

THENCE North 00°42'53" West, along the east line of said Lot 28, a distance of 185.78 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner, same being the southwest corner of Lot 29, of said Block 1;

THENCE North 72°37'38" East, along the south line of said Block 1, a distance of 324.54 feet passing a found 5/8 inch iron rod for the southeast corner of Lot 30, of said Block 1, continuing for a total distance of 384.68 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) in the east line of Quail Hollow Drive for corner, said corner also being the beginning of a curve to the left having a central angle of 09°31'21", a radius of 330.00 feet, a chord which bears North 25°42'10" West with a distance of 54.78 feet;

THENCE Northwesterly, along said east line, an arc length of 54.85 feet to a set 5/8" iron rod capped (Neel-Schaffer) for corner;

THENCE North 30°27'51" West, continuing along said east line, a distance of 49.14 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southwest corner of Lot 1, Block 2 of said Joshua Meadows Phase 3B;

THENCE North 61°07'10" East, along the south line of said Lot 1, a distance of 162.29 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southeast corner of said Lot 1;

THENCE North 26°12'26" West, along the east line of said Lot 1, a distance of 5.01 feet to a found 1/2 inch iron rod for the southwest corner of Lot 15, Block 5, Joshua Meadows Phase 2A, recorded in Volume 8, Page 881 PRJCT;

THENCE along the south line of said Joshua Meadows Phase 2A, the next 7 calls:

North 70°47'59" East, a distance of 149.99 feet to a found 1/2 inch iron rod for corner;

North 84°59'32" East, a distance of 160.34 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 18°25'37" West, a distance of 110.57 feet to a found 1/2 inch iron rod for corner;

South 67°38'38" East, a distance of 185.67 feet to a found 1/2 inch iron rod for corner, said corner also being the beginning of a curve to the right having a central angle of 06°08'34", a radius of 999.99 feet, a chord which bears South 25°27'02" West with a distance of 107.16 feet;

Southwesterly, along said curve to the right, an arc length of 107.21 feet to a set 5/8 inch iron rod set capped (Neel-Schaffer) for corner;

South 59°56'34" East, a distance of 495.88 feet to a found 1/2 inch iron rod for corner;

North 73°17'40" East, a distance of 354.42 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the most southern southeast corner of Lot 65, Block 1 of said Joshua Meadows Phase 2A, said corner also being a point along East Buffalo Creek;

THENCE along the east line of said Joshua Development Company, LTD tract and along said East Buffalo Creek, the next 22 calls:

South 00°32'20" East, a distance of 99.72 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 11°57'40" West, a distance of 103.00 feet to a point in creek for corner;

South 39°17'40" West, a distance of 129.00 feet to a point in creek for corner;

South 13°32'21" East, a distance of 67.00 feet to a point in creek for corner;

South 32°32'21" East, a distance of 91.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 53°02'21" East, a distance of 70.00 feet to a point in creek for corner;

North 66°37'40" East, a distance of 70.00 feet to a point in creek for corner;

North 00°32'20" West, a distance of 61.00 feet to a point in creek for corner;

North 71°27'40" East, a distance of 50.00 feet to a point in creek for corner;

South 66°02'21" East, a distance of 58.00 feet to a point in creek for corner;

South 23°12'21" East, a distance of 54.00 feet to a point in creek for corner;

South 19°27'40" West, a distance of 115.00 feet to a point in creek for corner;

South 55°27'40" West, a distance of 37.00 feet to a point in creek for corner;

North 66°12'21" West, a distance of 54.00 feet to a point in creek for corner;

South 33°57'40" West, a distance of 58.00 feet to a point in creek for corner;

South 10°02'21" East, a distance of 123.00 feet to a point in creek for corner;

South 29°27'40" West, a distance of 81.00 feet to a point in creek for corner;

South 73°07'40" West, a distance of 50.00 feet to a point in creek for corner;

North 24°02'21" West, a distance of 64.00 feet to a point in creek for corner;

South 69°57'40" West, a distance of 78.00 feet to a point in creek for corner;

South 17°37'40" West, a distance of 94.00 feet to a point in creek for corner;

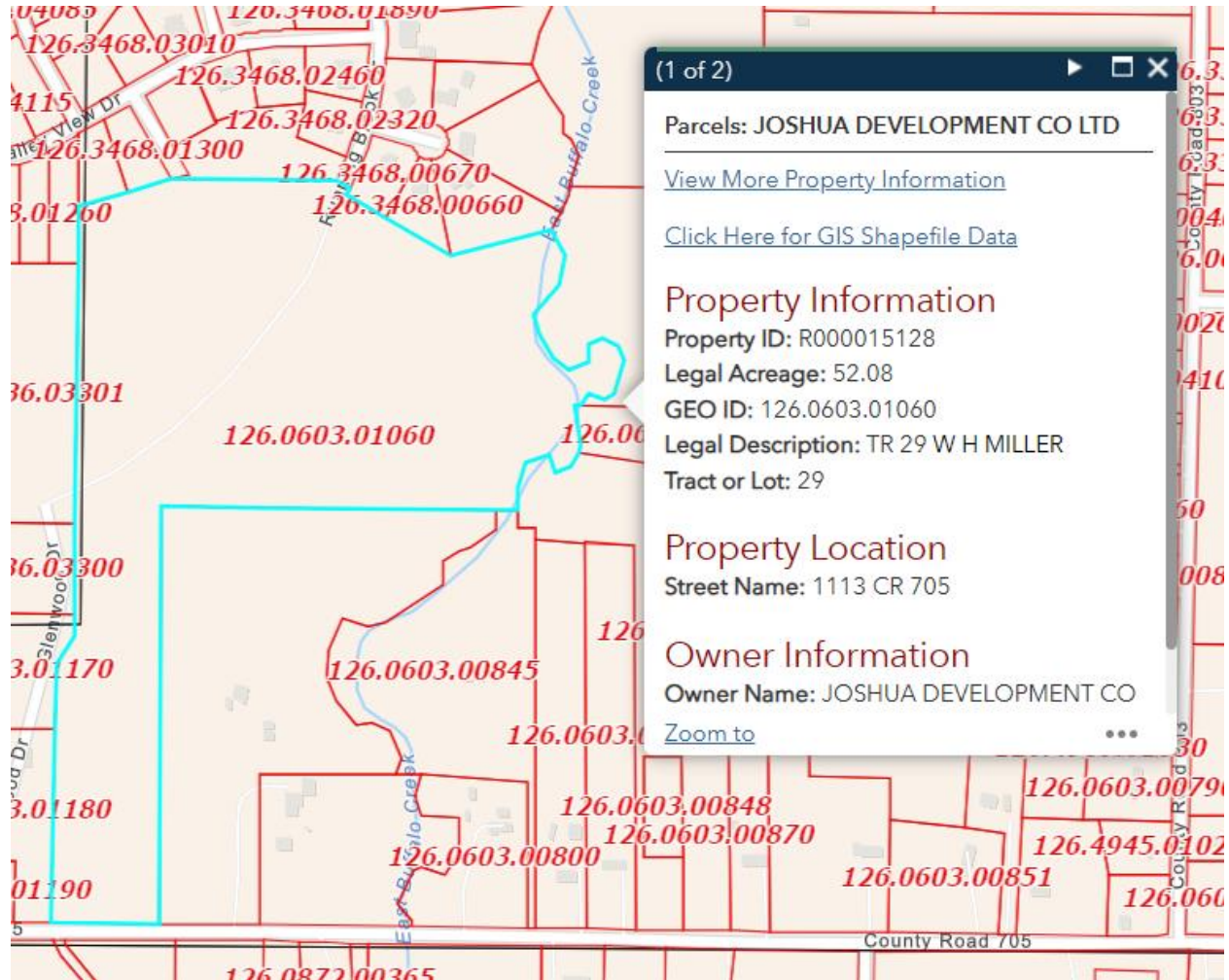
South 00°32'20" East, a distance of 59.40 feet to a found 1/2 inch iron rod for the northeast corner of a tract of land conveyed by deed to John Echols Darby, recorded in Volume 594, Page 152 DRJCT;

THENCE North 89°51'43" West, along the north line of said Darby tract, a distance of 789.10 feet to a found 1/2 inch iron rod for corner;

THENCE North 89°53'21" West, continuing along said north line, a distance of 337.40 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the northwest corner of said Darby tract;

THENCE South 00°04'21" East, along the west line of said Darby tract, a distance of 1,392.33 feet to a found 1/2 inch iron rod in the north line of said County Road 705 for the southwest corner of said Darby tract;

THENCE South 89°16'49" West, along said north line, a distance of 415.36 feet to the POINT OF BEGINNING and containing 2,267,344.010 square feet or 52.051 acres of land.

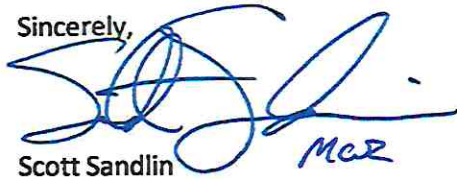


City of Joshua
Ms. Alice Holloway
City Secretary
101 South Main Street
Joshua, Texas 76058

**RE: Joshua Development Company, LTD.
Developer Written Statement**

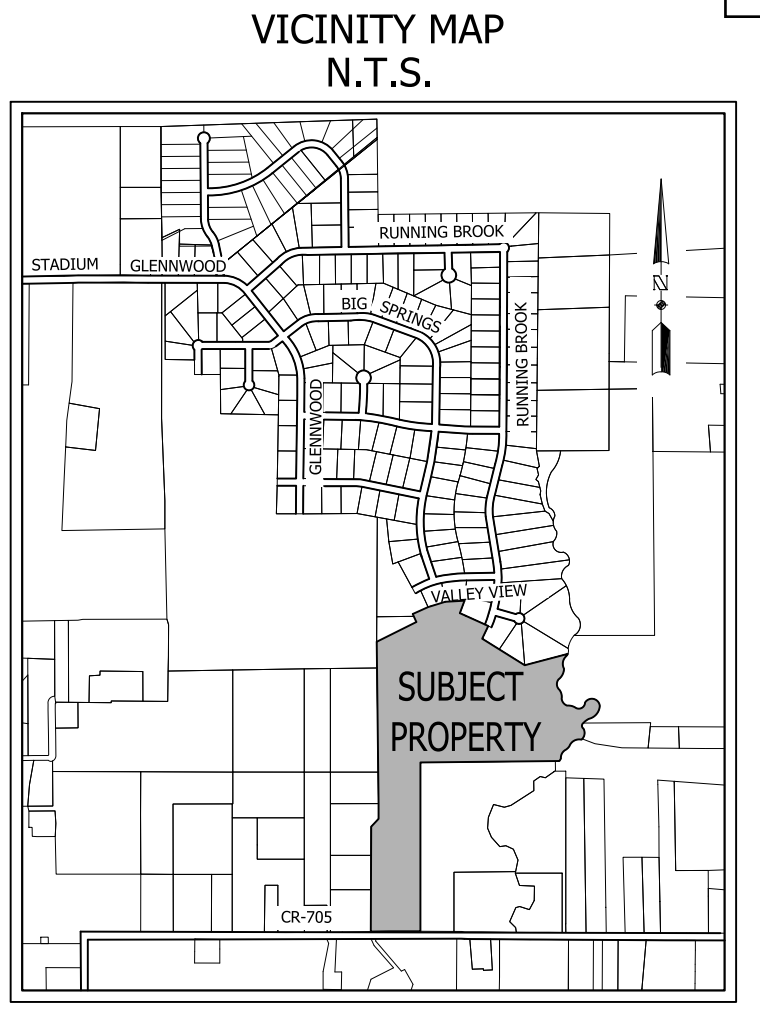
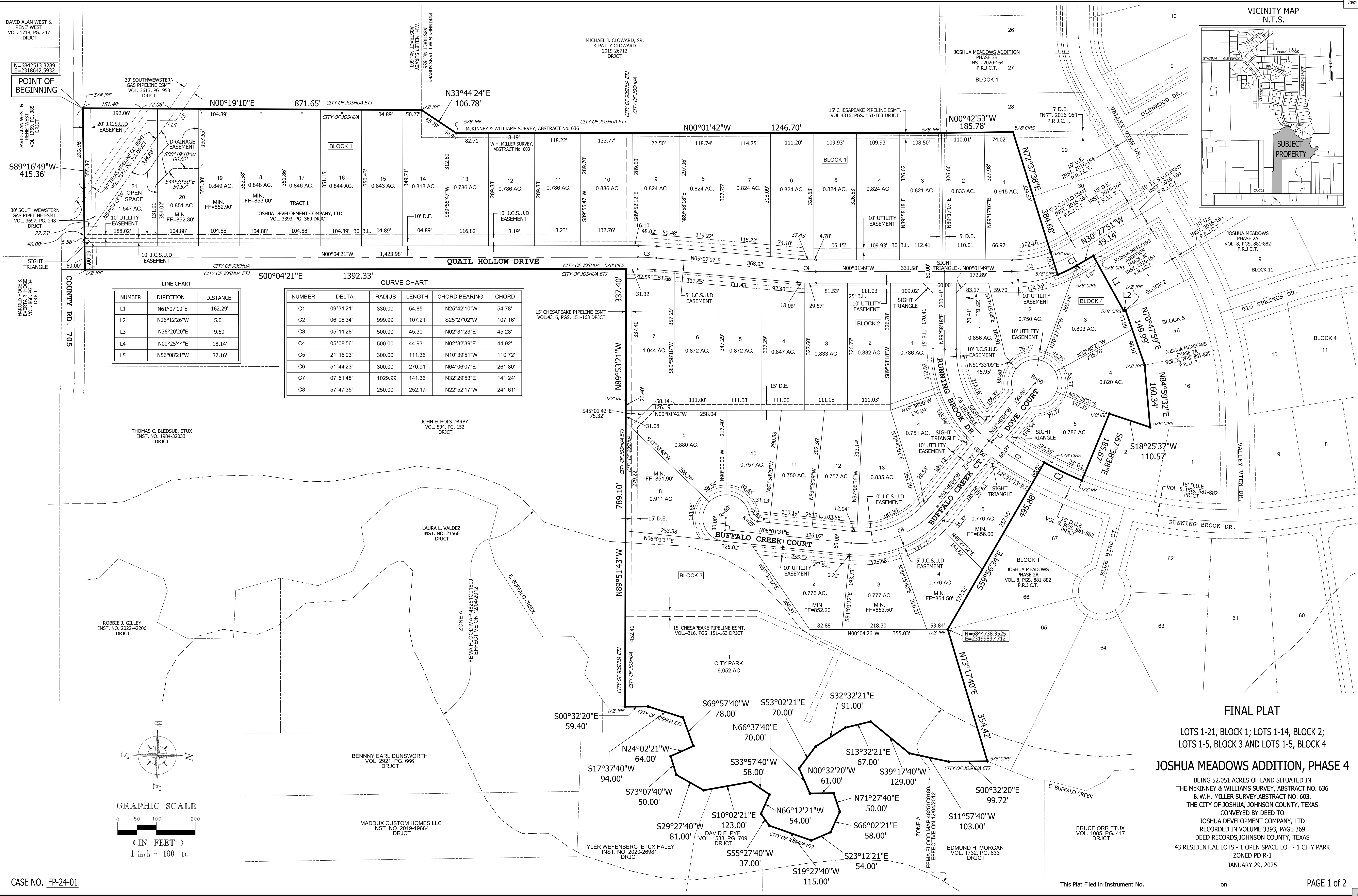
The development of Joshua Meadows Phase 4 will be constructed in conformance of all City requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the City.

Sincerely,



Scott Sandlin

Joshua Development Company, LTD.



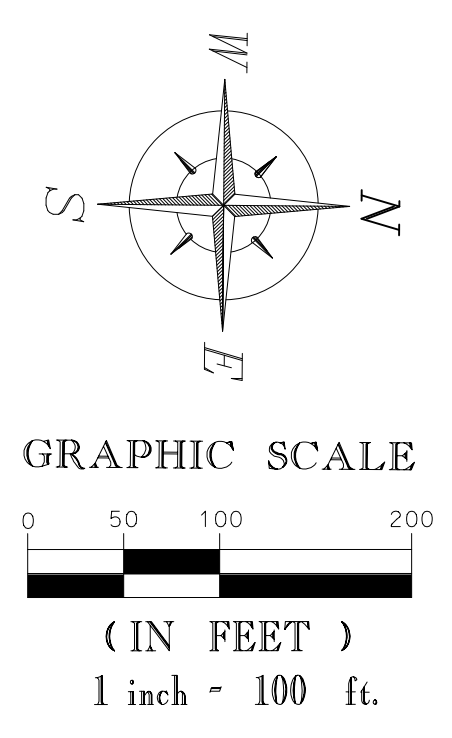
LINE CHART

NUMBER	DIRECTION	DISTANCE
L1	N61°07'10"E	162.29'
L2	N26°12'26"W	5.01'
L3	N36°20'20"E	9.59'
L4	N00°25'44"E	18.14'
L5	N56°08'21"W	37.16'

CURVE CHART

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	09°31'21"	330.00'	54.85'	N25°42'10"W	54.78'
C2	06°08'34"	999.99'	107.21'	S25°27'02"W	107.16'
C3	05°11'28"	500.00'	45.30'	N02°31'23"E	45.28'
C4	05°08'56"	500.00'	44.93'	N02°32'39"E	44.92'
C5	21°16'03"	300.00'	111.36'	N10°39'51"W	110.72'
C6	51°44'23"	300.00'	270.91'	N64°06'07"E	261.80'
C7	07°51'48"	1029.99'	141.36'	N32°29'53"E	141.24'
C8	57°47'35"	250.00'	252.17'	N22°52'17"W	241.61'

FINAL PLAT
 LOTS 1-21, BLOCK 1; LOTS 1-14, BLOCK 2;
 LOTS 1-5, BLOCK 3 AND LOTS 1-5, BLOCK 4
JOSHUA MEADOWS ADDITION, PHASE 4
 BEING 52.051 ACRES OF LAND SITUATED IN
 THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636
 & W.H. MILLER SURVEY, ABSTRACT NO. 603,
 THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS
 CONVEYED BY DEED TO
 JOSHUA DEVELOPMENT COMPANY, LTD
 RECORDED IN VOLUME 3393, PAGE 369
 DEED RECORDS, JOHNSON COUNTY, TEXAS
 43 RESIDENTIAL LOTS - 1 OPEN SPACE LOT - 1 CITY PARK
 ZONED PD R-1
 JANUARY 29, 2025



OWNER'S DEDICATION

Where as Joshua Development Company, LTD is the sole owner of a tract of land situated in Johnson County, Texas, out of the McKinney & Williams Survey, Abstract No. 636, and the W.H. Miller Survey, Abstract No. 603, known as Tract 1, recorded in Volume 3393, Page 369, Deed Records, Johnson County, Texas (DRJCT), the property herein described being a portion of said Tract 1, and being more particularly described by metes and bounds as follows;

Beginning at a 3/4 inch iron rod found in the north line of County Road 705 for the southeast corner of a tract of land conveyed to Michael J. Cloward, Sr. and Patty Cloward by deed, recorded under Instrument Number 2019-26712 DRJCT;

THENCE North 00°19'10" East, along the east line of said Cloward tract, a distance of 871.65 feet to a found 1/2 inch iron rod for corner;

THENCE North 33°44'24" East, continuing along said east line, a distance of 106.78 feet to a found 5/8 inch iron rod for corner;

THENCE North 00°01'42" West, continuing along said east line, a distance of 1,246.70 feet to a found 5/8 inch iron rod for the southeast corner of Lot 28, Block 1, Joshua Meadows, Phase 3B recorded under Instrument Number 2020-164 Plat Records, Johnson County, Texas (PRJCT);

THENCE North 00°42'53" West, along the east line of said Lot 28, a distance of 185.78 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner, same being the southwest corner of Lot 29, of said Block 1;

THENCE North 72°37'38" East, along the south line of said Block 1, a distance of 324.54 feet passing a found 5/8 inch iron rod for the southeast corner of Lot 30, of said Block 1, continuing for a total distance of 384.68 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) in the east line of Quail Hollow Drive for corner, said corner also being the beginning of a curve to the left having a central angle of 09°31'21", a radius of 330.00 feet, a chord which bears North 25°42'10" West with a distance of 54.78 feet;

THENCE Northwesterly, along said east line, an arc length of 54.85 feet to a set 5/8"iron rod capped (Neel-Schaffer) for corner;

THENCE North 30°27'51" West, continuing along said east line, a distance of 49.14 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southwest corner of Lot 1, Block 2 of said Joshua Meadows Phase 3B;

THENCE North 61°07'10" East, along the south line of said Lot 1, a distance of 162.29 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southeast corner of said Lot 1;

THENCE North 26°12'26" West, along the east line of said Lot 1, a distance of 5.01 feet to a found 1/2 inch iron rod for the southwest corner of Lot 15, Block 5, Joshua Meadows Phase 2A, recorded in Volume 8, Page 881 PRJCT;

THENCE along the south line of said Joshua Meadows Phase 2A, the next 7 calls:

North 70°47'59" East, a distance of 149.99 feet to a found 1/2 inch iron rod for corner;

North 84°59'32" East, a distance of 160.34 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 18°25'37" West, a distance of 110.57 feet to a found 1/2 inch iron rod for corner;

South 67°38'38" East, a distance of 185.67 feet to a found 1/2 inch iron rod for corner, said corner also being the beginning of a curve to the right having a central angle of 06°08'34", a radius of 999.99 feet, a chord which bears South 25°27'02" West with a distance of 107.16 feet;

Southwesterly, along said curve to the right, an arc length of 107.21 feet to a set 5/8 inch iron rod set capped (Neel-Schaffer) for corner;

South 59°56'34" East, a distance of 495.88 feet to a found 1/2 inch iron rod for corner;

North 73°17'40" East, a distance of 354.42 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the most southern southeast corner of Lot 65, Block 1 of said Joshua Meadows Phase 2A, said corner also being a point along East Buffalo Creek;

THENCE along the east line of said Joshua Development Company, LTD tract and along said East Buffalo Creek, the next 22 calls:

South 00°32'20" East, a distance of 99.72 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 11°57'40" West, a distance of 103.00 feet to a point in creek for corner;

South 39°17'40" West, a distance of 129.00 feet to a point in creek for corner;

South 13°32'21" East, a distance of 67.00 feet to a point in creek for corner;

South 32°32'21" East, a distance of 91.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

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South 73°07'40" West, a distance of 50.00 feet to a point in creek for corner;

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THENCE North 89°51'43" West, along the north line of said Darby tract, a distance of 789.10 feet to a found 1/2 inch iron rod for corner;

THENCE North 89°53'21" West, continuing along said north line, a distance of 337.40 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the northwest corner of said Darby tract;

THENCE South 00°04'21" East, along the west line of said Darby tract, a distance of 1,392.33 feet to a found 1/2 inch iron rod in the north line of said County Road 705 for the southwest corner of said Darby tract;

THENCE South 89°16'49" West, along said north line, a distance of 415.36 feet to the POINT OF BEGINNING and containing 2,267,344.010 square feet or 52.051 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Joshua Development Company, LTD, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Joshua Meadows Addition, Phase 4, an addition to the City of Joshua, Johnson County, Texas, and I do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand at Joshua, Johnson County, Texas this the ____ day of _____, 2025.

Title: Manager

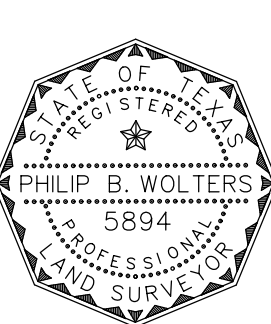
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Scott Sandlin, Manager of Joshua Development Company, LTD, known to me to be the person whose name subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Joshua Development Company, LTD.

Given upon my hand and seal of office this ____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____



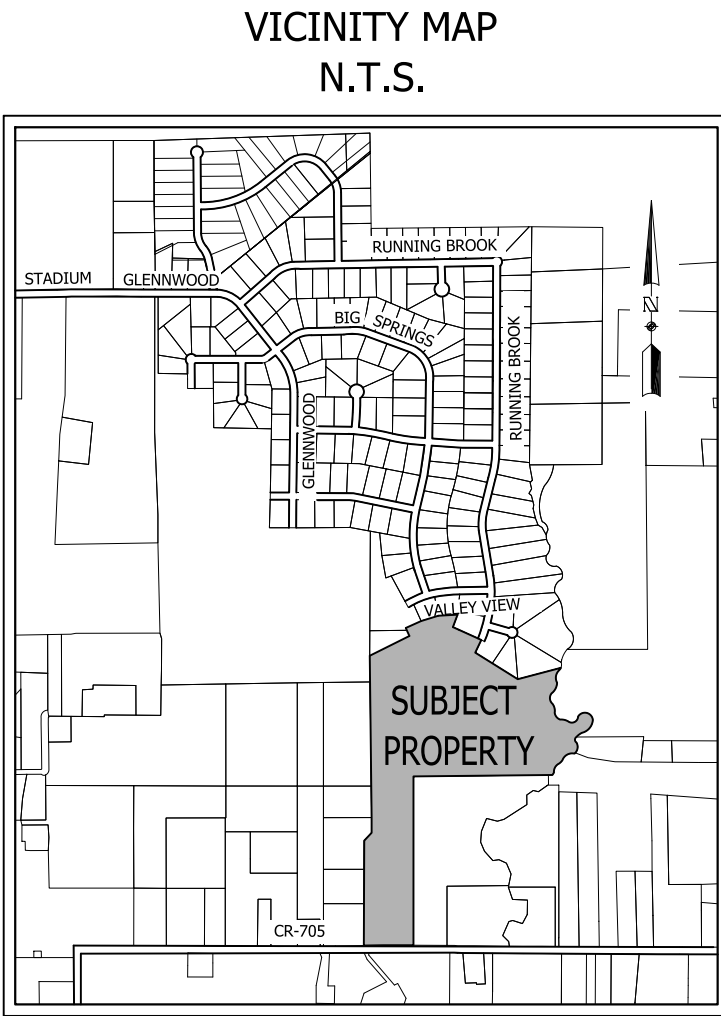
SURVEYOR CERTIFICATE
This is to certify that I, Philip B. Wolters, a Registered Professional Land Surveyor of the State of Texas, have prepared this plat of the above subdivision from an actual survey on the ground; and that all monuments for lot corners, angle points, and points of curvature shown thereon as "set" were placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Joshua.

PRELIMINARY— FOR REVIEW ONLY

Philip B. Wolters, Surveyor
Texas R.P.L.S. No. 5894
Date: 01/29/2025

SURVEYOR
NEEL-SCHAFFER, INC
2501 Avenue J, Suite 120
Arlington, Texas 76006
817-548-0696
CONTACT: PHILIP B. WOLTERS, RPLS
EMAIL: phil.wolters@neel-schaffer.com
TBPLS FIRM REGISTRATION NO. 10021800

OWNER
Joshua Development Company, LTD
5137 Davis Blvd.
North Richland Hills, Texas 76180
817-281-3509
817-656-0719 Fax
EMAIL: scott@sandlinhomes.com



- NOTES:
- 1. THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) and A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" (areas determined to be located inside the 1% annual chance "100-year flood"), also known as base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. According to Flood Insurance Rate Map No. 48251C0180I, Dated 4 December 2012.
 - 2. Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
 - 3. The homeowners shall be responsible for the maintenance of ditches.
 - 4. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
 - 5. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.
 - 6. A waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion existing streets and alleys to conform to the grades established in the subdivision.
 - 7. All property corners are 5/8" iron rods capped "Neel-Schaffer" unless otherwise noted or East Buffalo Creek encompasses the location of the property corner.
 - 8. The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance per Section 10.10.2- Sight Triangle Requirement.
 - 9. There are no liens against this property.
 - 10. SETBACKS
-Min. Front Yard= 25'
-Min. Side Yard (Interior Lot)= 10'
-Min. side Yard (Exterior Lot)= 15'
-Min. Rear Yard= 25'

UTILITY EASEMENT RESTRICTION STATEMENT

"Any public utility, including the City of Joshua, shall have the right to remove all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat: and any public utility, including the City of Joshua, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone."

PUBLIC OPEN SPACE EASEMENT RESTRICTION STATEMENT

"No structure, object or plant of any type may obstruct vision from a height of thirty inches (30) to a height of ten feet (10) above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat."

DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT

"No construction or filling, without the written approval of the City of Joshua, shall be allowed within a drainage easement or a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot (1) above the 100-year flood elevation."

I hereby certify that the above and foregoing plat of Joshua Meadows Addition, Phase 4 to the City of Joshua, Texas, was approved by the Planning & Zoning Commission of the City of Joshua on the ____ day of _____, 2025.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Johnson County, Texas, within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Joshua.
WITNESS OUR HAND, this ____ day of _____, 2025

City Secretary

Approved:

Chairman, Planning & Zoning Commission Date _____
Attest:

City Secretary Date _____

FINAL PLAT

LOTS 1-21, BLOCK 1; LOTS 1-14, BLOCK 2;
LOTS 1-5, BLOCK 3 AND LOTS 1-5, BLOCK 4

JOSHUA MEADOWS ADDITION, PHASE 4

BEING 52.051 ACRES OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 & W.H. MILLER SURVEY, ABSTRACT NO. 603, THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS CONVEYED BY DEED TO JOSHUA DEVELOPMENT COMPANY, LTD RECORDED IN VOLUME 3393, PAGE 369 DEED RECORDS, JOHNSON COUNTY, TEXAS
43 RESIDENTIAL LOTS - 1 OPEN SPACE LOT - 1 CITY PARK
ZONED PD R-1
JANUARY 29, 2025

TAX CERTIFICATE FOR ACCOUNT : 126-0603-00010
AD NUMBER: R000015072
GF NUMBER:
CERTIFICATE NO : 15065564

PAGE 1 OF 1

DATE : 8/22/2024
FEE : \$10.00

PROPERTY DESCRIPTION
ABST 603|TR 1|W H MILLER

COLLECTING AGENCY

Johnson County
P O BOX 75
CLEBURNE TX 76033-0075

0001113 CR 705
3.9846 ACRES

REQUESTED BY

JOSHUA DEVELOPMENT CO LTD

PROPERTY OWNER

JOSHUA DEVELOPMENT CO LTD

5137 DAVIS BLVD
NORTH RICHLAND HILLS TX 761800000

5137 DAVIS BLVD
NORTH RICHLAND HILLS TX 761800000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	546	IMPROVEMENT :	0
AG LAND VALUE:	18,580	DEF HOMESTEAD:	0
APPRAISED VALUE:	19,126	LIMITED VALUE:	0
EXEMPTIONS: Ag 1D1			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2023	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2023	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2023	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2023	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2023	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 8/2024 : \$0.00

ISSUED TO : JOSHUA DEVELOPMENT CO LTD
ACCOUNT NUMBER: 126-0603-00010

CERTIFIED BY : *Ram Puly*

, JOHNSON COUNTY

There may be a cost and/or Fees that are unknown to the Johnson County Tax office



TAX CERTIFICATE FOR ACCOUNT : 126-0603-01060
AD NUMBER: R000015128
GF NUMBER:
CERTIFICATE NO : 15065565

PAGE 1 OF 1

DATE : 8/22/2024
FEE : \$10.00

PROPERTY DESCRIPTION
ABST 603|TR 29|W H MILLER

COLLECTING AGENCY

Johnson County
P O BOX 75
CLEBURNE TX 76033-0075

0001113 CR 705
52.0764 ACRES

REQUESTED BY

JOSHUA DEVELOPMENT CO LTD

PROPERTY OWNER

JOSHUA DEVELOPMENT CO LTD

5137 DAVIS BLVD
NORTH RICHLAND HILLS TX 761800000

5137 DAVIS BLVD
NORTH RICHLAND HILLS TX 761800000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	7,134	IMPROVEMENT :	0
AG LAND VALUE:	242,832	DEF HOMESTEAD:	0
APPRAISED VALUE:	249,966	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2023	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2023	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2023	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2023	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2023	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2023	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2023 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 8/2024 : \$0.00

ISSUED TO : JOSHUA DEVELOPMENT CO LTD
ACCOUNT NUMBER: 126-0603-01060

CERTIFIED BY : 

, JOHNSON COUNTY

There may be a cost and/or Fees that are unknown to the Johnson County Tax office

