



**AGENDA  
PLANNING & ZONING COMMISSION  
JOSHUA CITY HALL - COUNCIL CHAMBERS  
SEPTEMBER 06, 2022  
6:30 PM**

The Planning & Zoning Commission will hold a meeting on September 06, 2022, at 6:30 pm 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/89420306401?pwd=bVFJNkpEcjYyREFXSHhCY2dyOGhWZz09>

Meeting ID: 894 2030 6401 Passcode: 538741

**A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:**

**Online:** An online speaker card may be found on the City's website ([cityofjoshuatx.us](http://cityofjoshuatx.us)) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

**By phone:** Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

**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 meeting minutes of August 1, 2022.
2. Discuss, consider, and possible action on approving a Final Plat regarding 49.763 acres of land known as Lots 1-21, Block 1, Lots 15-30, Block 4, Lots 1-12, Block 5, Joshua Meadows Addition, Phase 3C, McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 6016 Glenwood Dr.
3. Discuss, consider, and possible action on approving a preliminary plat regarding 1.146 acres of land, Lot 1, Block 1, in the William W. Byers Survey, Abstract No. 29, County of Johnson, Texas. This property is located in the NW Corner Block of 8th Street and State Highway 174 to allow for the construction of a commercial restaurant.

4. Discuss, consider, and possible action on approving a Final Plat regarding 3.0 acre of land known as lot 1, Block 1, Gibbs Addition, M&W Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 1132 Stadium Dr. to allow for the construction of new residential home.

#### **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, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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 817/558-7447.

#### **CERTIFICATE:**

I hereby certify that the above agenda was posted on the 30th day of August 2022, by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary



**MINUTES  
PLANNING & ZONING COMMISSION  
JOSHUA CITY HALL - COUNCIL CHAMBERS  
AUGUST 01, 2022  
6:30 PM**

**PRESENT**

Commissioner Brandon Gage  
Commissioner Jerry Moore  
Commissioner Connally  
Commissioner Sears  
Commissioner Torrez

**STAFF**

Aaron Maldonado, Development Services Director  
Alice Holloway, City Secretary

**ABSENT**

Commissioner Gibson  
Commissioner Mauldin

The Planning & Zoning Commission will hold a meeting on August 1, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

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**Join Zoom Meeting:**

<https://us02web.zoom.us/j/81044511651?pwd=NVRvcII0OWhMYXNQZFuNXM4ejdRZz09>

Meeting ID: 810 4451 1651 Passcode: 719242

**A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:**

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**By phone:** Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Commissioner Sears announced a quorum and called the meeting to order at 6:38 pm.

**B. CITIZENS FORUM**

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**C. REGULAR AGENDA**

1. Discuss, consider, and possible action on meeting minutes of the July 5, 2022, meeting.

Motion made by Commissioner Moore to approve meeting minutes of July 5, 2022. Seconded by Commissioner Connally.

Voting Yea: Commissioner Gage, Commissioner Moore, Commissioner Connally, Commissioner Sears, Commissioner Jenkins, and Commissioner Torrez

2. Discuss, consider, and possible action on approving a Replat regarding 1.92 acre of land known as lot 5R, Block 2, Bandy Addition, E.M. Thomason Survey, Abstract No. 827, City of Joshua, Johnson County, Texas located at 521 N. Main St. to allow for the construction of an accessory building.

Dev. Services Director Maldonado read the following statement:

The subject property was platted as lots 5&6 in 1961.

This property is zoned as (C1) Restricted Commercial, but its current use is a legal non-conforming residential use.

The replat is combining lots 5&6 into 1 lot to allow for the construction of an accessory building. 5.5.3

Accessory uses are permitted in any zoning district, but only in connection with, incidental to, and on the same lot with, a primary building which is in use and permitted in such district.

Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

No right-of-way dedications are being dedicated with this plat.

Motion made by Commissioner Moore to approve a replat regarding 1.92 acre of land located at 521 N. Main Street. Seconded by Commissioner Jenkins.

Voting Yea: Commissioner Gage, Commissioner Moore, Commissioner Connally, Commissioner Sears, Commissioner Jenkins, Commissioner Torrez

3. Discuss, consider, and possible action on approving a Final Plat regarding 1.987 acre of land known as Lots 1 & 2, Block 1, Varela Addition, George Wright Survey, Abstract No. 916, City of Joshua, Johnson County, Texas located at 116 Trailwood Dr. to allow for the construction of a residential single-family home.

Dev. Services Director Maldonado read the following statement:

The subject property is in Abstract as the legal description and has never been platted.

This property is zoned as (R-1) Single Family Residential District.

The Final Plat is creating a subdivision of the property for the construction of a single family residential home.

Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.



Rights-of-way dedications are being dedicated with this plat.

Motion made by Commissioner Torrez to approve a final plat regard 1.987 acre of land located at 116 Trailwood Dr. Seconded by Commissioner Connally.

Voting Yea: Commissioner Gage, Commissioner Moore, Commissioner Connally, Commissioner Sears, Commissioner Jenkins, Commissioner Torrez

4. Discuss, consider, and possible action on approving a Replat regarding .1876 acres of land known as Lot 2R, Block 3, Crowder Acreage Addition, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 512 S. Broadway to correct an overlap in deed boundaries.

Dev. Services Director Maldonado read the following statement:

The subject property was originally platted in 1950.

This property is zoned as (C-1) Restricted Commercial District.

This replat is correcting boundary lines that were originally platted back in 1950 to reflect the new nail pins found and also the encroachment from the building on the surveyed lot line.

Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

Rights-of-way dedications are not being dedicated with this plat.

Motion made by Commissioner Moore to approve a replat regarding 1876 acres of land located at 512 S. Broadway. Seconded by Commissioner Torrez.

Voting Yea: Commissioner Gage, Commissioner Moore, Commissioner Connally, Commissioner Sears, Commissioner Jenkins, Commissioner Torrez

#### **D. ADJOURN**

Commissioner Sears adjourned the meeting at 6:45 pm.

Approved: September 6, 2022

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Brent Gibson, Chair  
Planning & Zoning

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Alice Holloway, City Secretary



**Planning & Zoning Agenda  
September 6, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a Final Plat regarding 49.763 acres of land known as Lots 1-21, Block 1, Lots 15-30, Block 4, Lots 1-12, Block 5, Joshua Meadows Addition, Phase 3C, McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 6016 Glenwood Dr.

**Background Information:**

**History:** This property was zoned Planned Development District for residential use in 2007. Much of this development has been constructed through phasing.

**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 48 Residential Lots and 1 open space.

**Utilities:** Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

**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 replat as set forth in the City of Joshua Subdivision Ordinance therefore, we recommend approval.

**Attachments:**

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Final Plat Joshua Meadows Ph 3C Addition
6. Tax Certificates

*Item 2.*

## 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.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Zoning Change                     |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Subdivision Variance              |
| <input type="checkbox"/> Preliminary Plat        | <input checked="" type="checkbox"/> Final Plat            | <input type="checkbox"/> Amending Plat                     |
| <input type="checkbox"/> Replat                  | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat              | <input type="checkbox"/> Other _____                      |  |

### PROJECT INFORMATION

Project Name: Joshua Meadows Addition, Phase 3C

Project Address (Location): 3000 Block, Valley View Drive

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: 49.763

**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: Texas

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: Texas

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: Texas

ZIP: 76006

Email: derek.cheatham@neel-schaffer.com

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

SIGNATURE: \_\_\_\_\_

(Letter of authorization required if signature is other than property owner)

Print or Type Name: Scott Sandlin, Mgr.

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 21st day of April, 2022

Notary Public

Linda Lee Carpenter



LINDA LEE CARPENTER  
Notary ID #125931777  
My Commission Expires  
April 22, 2024

Signature \_\_\_\_\_

Date: \_\_\_\_\_

### For Departmental Use Only

Case No.: FP22-04

Project Manager: \_\_\_\_\_

Total Fee(s): \$2500 + 745

Check No.: 3124

Date Submitted: 4-26-2022

Accepted By: C. Austin

Date of Complete Application 4

### JOSHUA MEADOWS ADDITION – PHASE 3C- PROPERTY DESCRIPTION

Being a tract of land owned by the Joshua Development Company, LTD, situated in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, and being a portion of what is known as Tract 1, according to the deed recorded in Volume 3393 Page 369, Deed Records, Johnson County, Texas, and more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the East line of a tract of land conveyed to Micheal Dean Kidd by deed recorded in Volume 1367, Page 321, (DRJCT), said iron rod also being the southwest corner of Lot 17, Block 7, Joshua Meadows, Phase 2B, as shown on Plat recorded in Volume 8, Page 881-882, Plat Records, Johnson County, Texas (PRJCT);

THENCE departing said East line and along the Southerly line of said Joshua Meadows, Volume 8, Page 881, Deed Records, Johnson County, Texas, the following 9 calls:

South 89°55'03" East, a distance of 243.81 feet to a 1/2" iron rod found;

South 00°01'32" East, a distance of 121.70 feet to a set 5/8" iron rod capped "Neel-Schaffer";

South 89°42'04" East, a distance of 60.00 feet to a 1/2" iron rod found;

South 89°56'25" East, a distance of 155.05 feet to a 1/2" iron rod found;

South 00°05'30" West, a distance of 326.93 feet to a 1/2" iron rod found;

South 89°16'05" East, a distance of 481.17 feet to a 1/2" iron rod found;

South 00°46'11" West, a distance of 534.83 feet passing the southwest corner of Lot 5, Block 8 of said Joshua Meadows, Phase 2A, continuing for a total distance of 594.93 feet to a set 5/8" iron rod capped "Neel-Schaffer";

South 89°22'24" East, a distance of 1.60 feet to a 1/2" iron rod found;

South 00°19'23" West, a distance of 234.83 feet to a 1/2" iron rod found for the southwest corner of Lot 5, Block 12 of said Joshua Meadows, Phase 2A, same being the most northerly, northwest corner of Joshua Meadows Addition, Phase 3B, recorded under Instrument Number 164-2020 PRJCT;

THENCE along the west line of said Joshua Meadows Addition, Phase 3B the next 6 calls:

South 62°05'26" West, a distance of 193.58 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'59" West, a distance of 488.80 feet to found 5/8" iron rod capped "Neel-Schaffer;

North 89°17'07" East, a distance of 279.54 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'53" East, a distance of 386.70 feet to found 5/8" iron rod capped "Neel-Schaffer;

North 89°17'07" East, a distance of 33.91 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'53" East, a distance of 326.70 feet to found 5/8" iron rod capped "Neel-Schaffer in a south line of said Tract 1, same being the north line of a tract of land conveyed by deed to the Larry D. Boyd & Linda K. Boyd Trust, recorded in Volume 3015, Page 654 DRJCT, for the southwest corner of said Joshua Meadows Addition, Phase 3B;

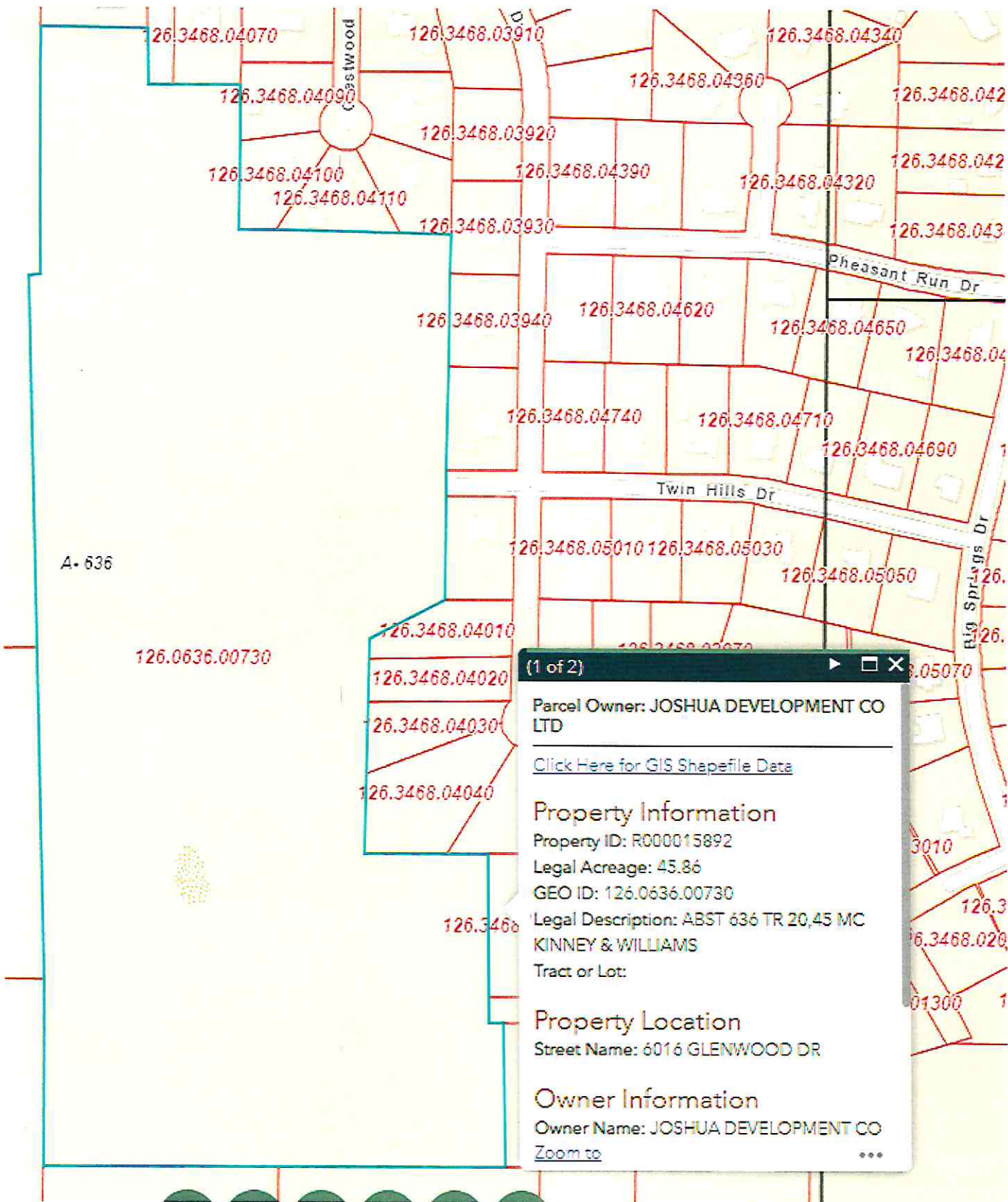
THENCE South 89°17'07" West, along the said common line for an approximate distance of 507.30 feet, passing the northwest corner of said Larry D. Boyd & Linda K. Boyd Trust tract, same being the northeast corner of a tract of land conveyed by deed to James L. LeSueur and Sarah A. LeSueur, recorded in Volume 494, Page 399 (DRJCT), a total distance of 1050.53 feet to a set 5/8" iron rod capped "Neel-Schaffer" in the East line of a tract of land conveyed to Mildred Fullen by deed recorded in Volume 476, Page 55, Deed Records, Johnson County, Texas;

THENCE North 02°11'44" West, along said East line, a distance of 430.21 feet to a 1/2" iron rod found for the Southeast corner of a tract of land conveyed to Res No. 1 Trust, by deed recorded in Volume 3806, Page 554 (DRJCT);

THENCE North 01°20'01" West, along the east line of said Res No. 1 Trust tract, passing the southeast corner of said Micheal Dean Kidd tract, recorded in Volume 1367, Page 321 (DRJCT), and continuing along the east line of said Kidd tract for a total distance of 1,591.47 feet to a found 1/2" iron rod;

THENCE North 80°28'28" East, continuing along said east line, a distance of 27.66 feet to a found 1/2" iron rod;

THENCE North 00°01'39" West, continuing along said east line, a distance of 561.71 feet to the Point of Beginning and containing 2,167,697.758 square feet, or 49.763 acres of land.







August 15, 2022

RE: Plan Approval Letter  
Joshua Meadows Ph 3C  
Valley View Dr

To Whom This May Concern:

This letter is a notification that the Johnson County Special Utility District has reviewed the submitted plans, for Joshua Meadows Ph 3C, located off Valley View Dr, and finds that the plans meet the specifications of Johnson County Special Utility District.

The site plans dated June 2022, are released for a pre-construction. Please contact Cole Younger (817) 760-5230 to schedule a pre-construction meeting.

This plan approval letter will expire on February 15, 2023. If construction has not commenced before the expiration of this letter, the developer will be required to have the project reevaluated through the JCSUD development process again.

Sincerely,

Nan Bise  
System Development Supervisor



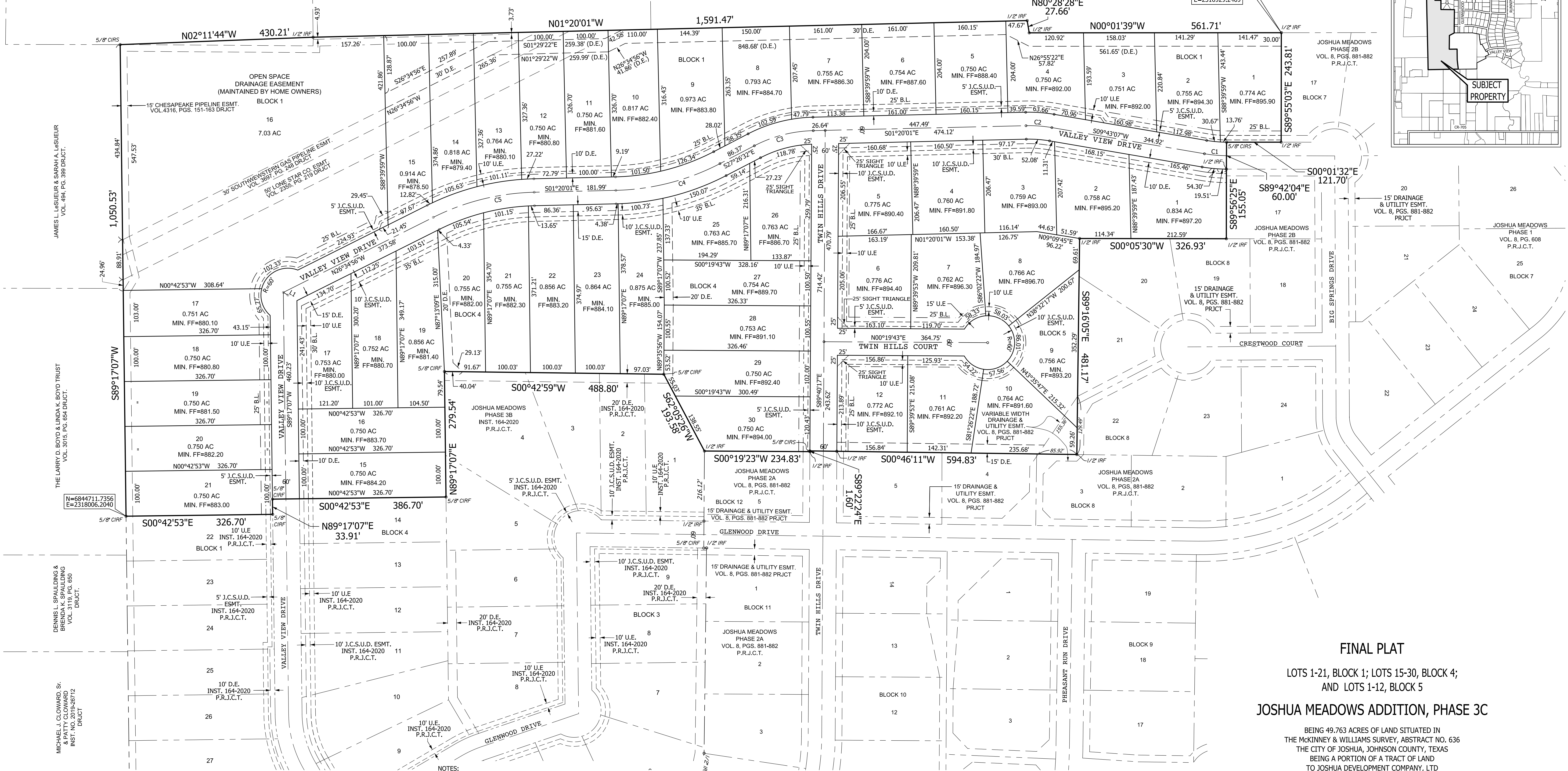
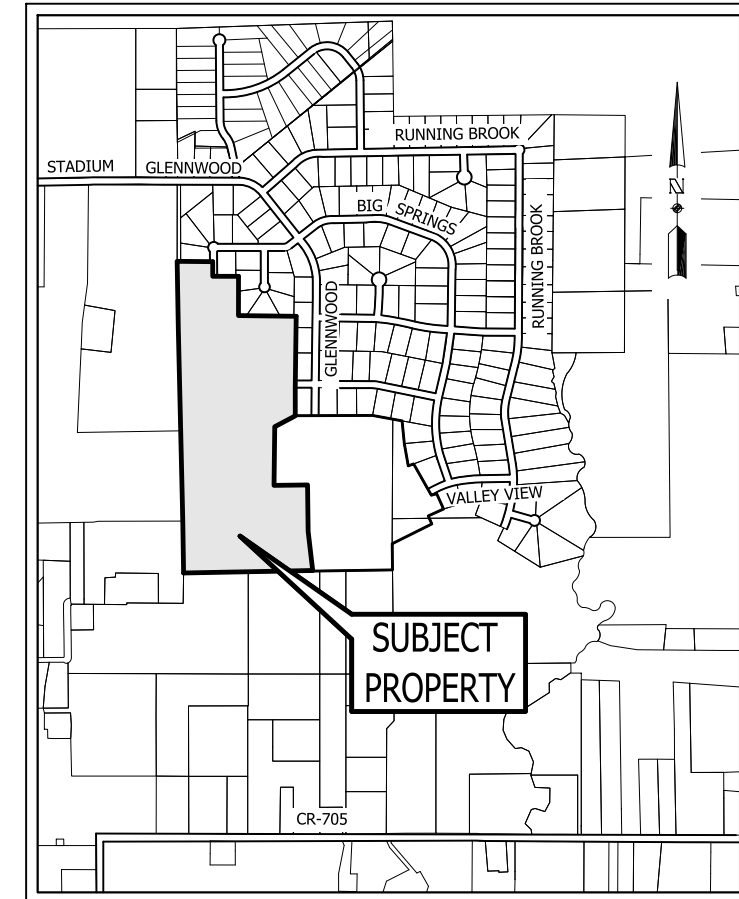
MILDRED FULLEN  
VOL. 476, PG. 55 DRJCT.

RES NO. 1 TRUST  
VOL. 3806, PG. 554 DRJCT.

MICHEAL DEAN KIDD  
VOL. 1367, PG. 321 DRJCT.

POINT OF  
BEGINNING  
N=6847285.8572  
E=2316929.2469

VICINITY MAP  
N.T.S.



## FINAL PLAT

LOTS 1-21, BLOCK 1; LOTS 15-30, BLOCK 4;  
AND LOTS 1-12, BLOCK 5

## JOSHUA MEADOWS ADDITION, PHASE 3C

BEING 49.763 ACRES OF LAND SITUATED IN  
THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636  
THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
BEING A PORTION OF A TRACT OF LAND  
TO JOSHUA DEVELOPMENT COMPANY, LTD  
RECORDED IN VOLUME 3393, PAGE 369  
DEED RECORDS, JOHNSON COUNTY, TEXAS

48 RESIDENTIAL LOTS - 1 OPEN SPACE  
ZONED PD R-1  
AUGUST 2022

### CURVE CHART

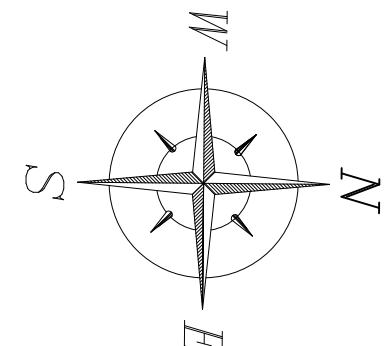
NUMBER	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	09°25'40"	300.00'	24.74'	49.36'	S05°00'17"W	49.31'
C2	11°03'08"	300.00'	29.02'	57.87'	S04°11'33"W	57.78'
C3	26°06'31"	300.00'	69.56'	136.70'	S14°23'16"E	135.52'
C4	26°06'31"	530.00'	122.89'	241.51'	S14°23'16"E	239.43'
C5	25°14'55"	530.00'	118.71'	233.56'	S13°57'29"E	231.67'

### LINE CHART

NUMBER	DIRECTION	DISTANCE
L1	S31°21'05"W	11.80'

### NOTES:

- THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) According to Flood Insurance Rate Map No. 48251C0180J, Dated 4 December 2012.
- Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
- The homeowners shall be responsible for the maintenance of ditches.
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- 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.
- The owner offers 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.
- All property corners are 5/8" iron rods capped "Neel-Schaffer" unless otherwise noted.
- All lots have a minimum of 25' front yard, 20' rear yard, 5' side yard and 15' side street yard setbacks per City of Joshua Code of Ordinances 6.8.2. - B.



GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

### LEGEND

CIRS	SET IRON ROD CAPPED "NEEL-SCHAFER"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
J.C.S.U.D.	JOHNSON COUNTY SPECIAL UTILITY DISTRICT
ESMT.	EASEMENT
B.L.	BUILDING LINE/SETBACK
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT NUMBER

### SURVEYOR

NEEL-SCHAFER, 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@sandinhomes.com

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF JOHNSON

Whereas Joshua Development Company, LTD, acting by and through the under signed, its duly authorized agent, is the sole owner of a tract of land situated in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, and being a portion of what is known as Tract 1, according to the deed recorded in Volume 3393 Page 369, Deed Records, Johnson County, Texas, and more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the East line of a tract of land conveyed to Micheal Dean Kidd by deed recorded in Volume 1367, Page 321, (DRJCT), said iron rod also being the southwest corner of Lot 17, Block 7, Joshua Meadows, Phase 2B, as shown on Plat recorded in Volume 8, Page 881-882, Plat Records, Johnson County, Texas (PRJCT);

THENCE departing said East line and along the Southerly line of said Joshua Meadows, Volume 8, Page 881, Deed Records, Johnson County, Texas, the following 9 calls:

South 89°55'03" East, a distance of 243.81 feet to a 1/2" iron rod found;

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South 89°42'04" East, a distance of 60.00 feet to a 1/2" iron rod found;

South 89°56'25" East, a distance of 155.05 feet to a 1/2" iron rod found;

South 00°05'30" West, a distance of 326.93 feet to a 1/2" iron rod found;

South 89°16'05" East, a distance of 481.17 feet to a 1/2" iron rod found;

South 00°46'11" West, a distance of 534.83 feet passing the southwest corner of Lot 5, Block 8 of said Joshua Meadows, Phase 2A, continuing for a total distance of 594.83 feet to a set 5/8" iron rod capped "Neel-Schaffer";

South 89°22'24" East, a distance of 1.60 feet to a 1/2" iron rod found;

South 00°19'23" West, a distance of 234.83 feet to a 1/2" iron rod found for the southwest corner of Lot 5, Block 12 of said Joshua Meadows, Phase 2A, same being the most northerly, northwest corner of Joshua Meadows Addition, Phase 3B, recorded under Instrument Number 164-2020 PRJCT;

THENCE along the west line of said Joshua Meadows Addition, Phase 3B the next 6 calls:

South 62°05'26" West, a distance of 193.58 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'59" West, a distance of 488.80 feet to found 5/8" iron rod capped "Neel-Schaffer;

North 89°17'07" East, a distance of 279.54 feet to found 5/8" iron rod capped "Neel-Schaffer;

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South 00°42'53" East, a distance of 326.70 feet to found 5/8" iron rod capped "Neel-Schaffer in a south line of said Tract 1, same being the north line of a tract of land conveyed by deed to the Larry D. Boyd & Linda K. Boyd Trust, recorded in Volume 3015, Page 654 DRJCT, for the southwest corner of said Joshua Meadows Addition, Phase 3B;

THENCE South 89°17'07" West, along the said common line for an approximate distance of 507.30 feet, passing the northwest corner of said Larry D. Boyd & Linda K. Boyd Trust tract, same being the northeast corner of a tract of land conveyed by deed to James L. LeSueur and Sarah A. LeSueur, recorded in Volume 494, Page 399 (DRJCT), a total distance of 1050.53 feet to a set 5/8" iron rod capped "Neel-Schaffer" in the East line of a tract of land conveyed to Mildred Fullen by deed recorded in Volume 476, Page 55, Deed Records, Johnson County, Texas;

THENCE North 02°11'44" West, along said East line, a distance of 430.21 feet to a 1/2" iron rod found for the Southeast corner of a tract of land conveyed to Res No. 1 Trust, by deed recorded in Volume 3806, Page 554 (DRJCT);

THENCE North 01°20'01" West, along the east line of said Res No. 1 Trust tract, passing the southeast corner of said Micheal Dean Kidd tract, recorded in Volume 1367, Page 321 (DRJCT), and continuing along the east line of said Kidd tract for a total distance of 1,591.47 feet to a found 1/2" iron rod;

THENCE North 80°28'28" East, continuing along said east line, a distance of 27.66 feet to a found 1/2" iron rod;

THENCE North 00°01'39" West, continuing along said east line, a distance of 561.71 feet to the Point of Beginning and containing 2,167,697.758 square feet, or 49.763 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 3C, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_(Title)\_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared Scott Sandlin 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/they 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires:

\_\_\_\_\_

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."

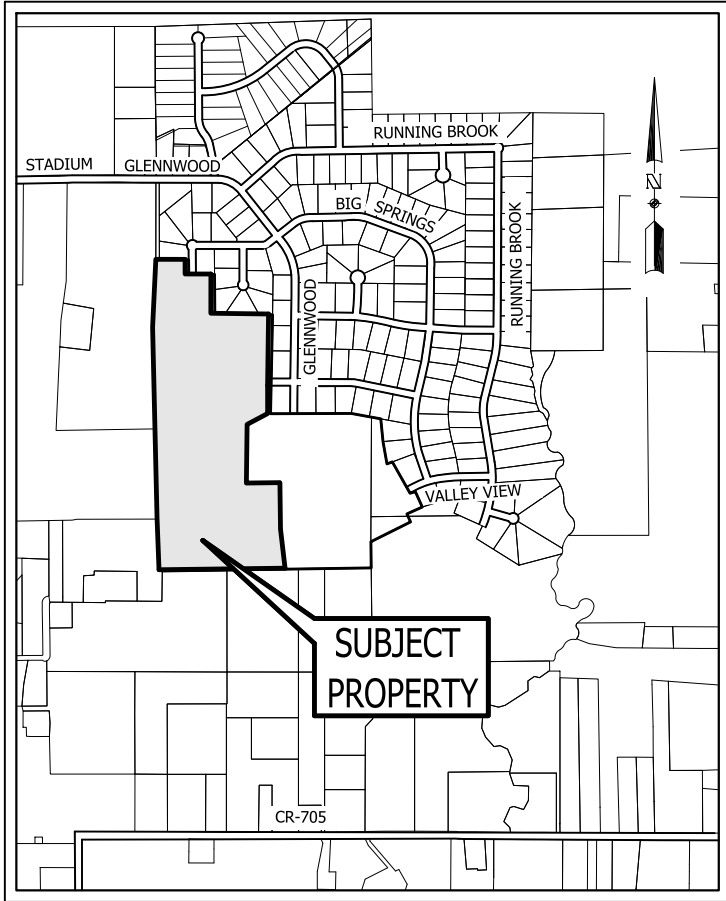
PUBLIC OPEN SPACE EASEMENT RESTRICTION STATEMENT

"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."

VICINITY MAP  
N.T.S.



I hereby certify that the above and foregoing plat of Joshua Meadows Addition, Phase 3C to ,the City of Joshua, Texas, was approved by the Planning and Zoning Commission of the City of Joshua on the \_\_\_\_day of \_\_\_\_\_, 2022

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 , \_\_\_\_\_ 2022

\_\_\_\_\_  
City Secretary

Approved:

Chairman, Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

Attest:

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

FINAL PLAT

LOTS 1-21, BLOCK 1; LOTS 15-30, BLOCK 4;  
AND LOTS 1-12, BLOCK 5

JOSHUA MEADOWS ADDITION, PHASE 3C

BEING 49.763 ACRES OF LAND SITUATED IN  
THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636  
THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
BEING A PORTION OF A TRACT OF LAND  
TO JOSHUA DEVELOPMENT COMPANY, LTD  
RECORDED IN VOLUME 3393, PAGE 369  
DEED RECORDS,JOHNSON COUNTY, TEXAS

48 RESIDENTIAL LOTS - 1 OPEN SPACE  
ZONED PD R-1  
AUGUST 2022

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.

Philip B. Wolters, Surveyor  
Texas R.P.L.S. No.  
Date:

PRELIMINARY– FOR REVIEW ONLY

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



TAX CERTIFICATE FOR ACCOUNT : 126-0636-00730

AD NUMBER: R000015892

GF NUMBER:

CERTIFICATE NO : 13195090

**COLLECTING AGENCY**

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 4/20/2022

FEE : \$10.00

**PROPERTY DESCRIPTION**ABST 636|TR 20,45|MC KINNEY &  
WILLIAMS

PAGE 1 OF 1

0006016 GLENWOOD DR

45.862 ACRES

**REQUESTED BY**

PHILIP WOLTERS

**PROPERTY OWNER**

JOSHUA DEVELOPMENT CO LTD

2501 AVE J

ARLINGTON TX 76006

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:	6,512	IMPROVEMENT :	0
AG LAND VALUE:	268,660	DEF HOMESTEAD:	0
APPRAISED VALUE:	275,172	LIMITED VALUE:	0
EXEMPTIONS: Ag 1D1			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 4/2022 :

\$ 0.00

ISSUED TO :

PHILIP WOLTERS

ACCOUNT NUMBER:

126-0636-00730

CERTIFIED BY:



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: 13176984

**COLLECTING AGENCY**

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE: 3/16/2022

FEE: \$10.00

**PROPERTY DESCRIPTION**

ABST 603|TR 29|W H MILLER

PAGE 1 OF 1

0001113 CR 705

52.0764 ACRES

**REQUESTED BY**

PHILIP WOLTERS

2501 AVE J

ARLINGTON TX 76006

**PROPERTY OWNER**

JOSHUA DEVELOPMENT CO LTD

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:		7,395	IMPROVEMENT:		0		
AG LAND VALUE:		305,063	DEF HOMESTEAD:		0		
APPRAISED VALUE:		312,458	LIMITED VALUE:		0		
EXEMPTIONS:		Ag 1D1					
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2022 : \$ 0.00

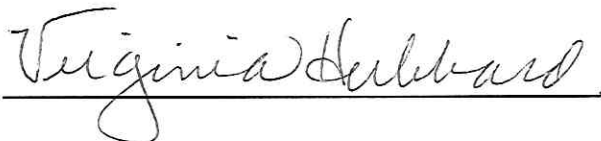
ISSUED TO:

PHILIP WOLTERS

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



**Planning & Zoning Agenda  
September 6, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a preliminary plat regarding 1.146 acres of land, Lot 1, Block 1, in the William W. Byers Survey, Abstract No. 29, County of Johnson, Texas. This property is located in the NW Corner Block of 8<sup>th</sup> Street and State Highway 174 to allow for the construction of a commercial restaurant.

**Background Information:**

**History:** A portion of this property was rezoned from (R1) Residential to (C1) Commercial and approved by the P&Z and City Council in December of 2021.

**Zoning:** This property is zoned (C1) Restricted Commercial.

**Analysis:** The proposed development of this property is for the construction of a Wendy's restaurant.

**Utilities:** Water is provided by Johnson County Special Utility District. A letter of approval has been submitted.

**Transportation:** Right-of-way dedication is being dedicated.

**Financial Information:**

N/A

**City Contact and Recommendations:**

This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore, we recommend approval.

Aaron Maldonado

Director of Development Services

**Attachments:**

1. Preliminary Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Preliminary Plat Wendy's

*Item 3.*



## 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.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting     | <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Zoning Change                     |
| <input type="checkbox"/> Conditional Use Permit      | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Subdivision Variance              |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat                       | <input type="checkbox"/> Amending Plat                     |
| <input type="checkbox"/> Replat                      | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat                  | <input type="checkbox"/> Other _____                      |  |

### PROJECT INFORMATION

Project Name: Wendy's-Joshua, TX

Project Address (Location): SWC State Highway 174 and 8th Street

Existing Zoning: C-1 Proposed Zoning: C-1

Existing Use: Residential Proposed Use: Drive-Thru Restaurant

Existing Comprehensive Plan Designation: Commercial/Office/Service Gross Acres: 1.146

**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: Jon Ashley King Company: Heritage Partners, SRRG, LLC

Address: 4201 Spring Valley Rd, Ste 450 Tel: 972-644-9731 Fax: \_\_\_\_\_

City: Dallas State: TX ZIP: 75244 Email: ashley@heritage-pg.com

Property Owner: Ryan Jordan Company: GMC Pursuit, LLC

Address: 7557 RAWLER RD, # 970 Tel: 214-535-5125 Fax: \_\_\_\_\_

City: DALLAS State: TX ZIP: 75231 Email: rjordan@avidrea.com

Key Contact: Robin Ersfeldt Company: Watermark Engineering Resources, Ltd

Address: 2631 Ginger Woods Pkwy, Ste 100 Tel: 708-203-8025 Fax: \_\_\_\_\_

City: Aurora State: IL ZIP: 60502 Email: rersfeldt@watermark-engineering.com

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

SIGNATURE \_\_\_\_\_

(If other than authorized signatory, signature is other than property owner)

Print or Type Name: RYAN JORDAN

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 hand and seal of office on this 24 day of MARCH 2022



My Commission Expires  
1/4/2026  
Notary ID  
133515089

Signature \_\_\_\_\_

Date: 3/24/22

### For Departmental Use Only

Case No.: 22-00284-01

Project Manager: PP-2022-01

Total Fee(s): 2900.00

Check No.: 101669

Date Submitted: 4-13-2022

Accepted By: CA

Date of Complete Application: \_\_\_\_\_

WHEREAS GMC Pursuit JV, LLC is the owner of a 1.146 acre tract of land situated in the William W. Byers Survey, Abstract Number 29, Johnson County, Texas, being all of that same tract of land as described to GMC Pursuit JV, LLC by Special Warranty Deed recorded in Instrument Number 2021-48141 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012):

BEGINNING at a 1/2-inch rebar capped "4151" found for the southeast corner of said GMC tract, and the easternmost northeast corner of that same tract of land described to Nathaniel L. Mayfield by Warranty Deed recorded in Volume 2012, Page 27070, Deed Records, Johnson County, Texas, said point lying on the west right-of-way line of State Highway 174 (variable width right-of-way);

THENCE North 88 degrees 15 minutes 47 seconds West, departing the west right-of-way line of State Highway 174, with the south line of said GMC tract and a north line of said Nathaniel Mayfield tract, a distance of 254.03 feet to a 3/4-inch rebar found for the southwest corner of said GMC tract and the southeast corner of that same tract of land described to Aaron C. Havens and wife, Jennifer A. Havens by Warranty Deed recorded in Volume 2018, Page 17868 Deed Records, Johnson County, Texas;

THENCE North 01 degrees 15 minutes 19 seconds West, departing the north line of said Nathaniel Mayfield tract, with the west line of said GMC tract and the east line of said Havens tract, a distance of 196.54 feet to a 1/2-inch rebar found for the northwest corner of said GMC tract, said point lying on the south right-of-way line of 8th Street (variable width right-of-way);

THENCE South 88 degrees 23 minutes 19 seconds East, departing the east line of said Havens tract, with the north line of said GMC tract and the south right-of-way line of said 8th Street, a distance of 254.00 feet to point for the northeast corner of said GMC tract, from which a 1/2-inch rebar capped "TEXAS SURVEYING" found bears North 72 degrees 13 minutes East, a distance of 0.2 feet, said point lying at the intersection of the south right-of-way line of said 8th Street and the west right-of-way line of said State Highway 174;

THENCE South 01 degrees 15 minutes 19 seconds East, departing the south right-of-way line of said 8th Street, with the east line of said GMC tract and the west right-of-way line of said State Highway 174, a distance of 197.09 feet to the POINT OF BEGINNING and containing 1.146 acres or 49,928 square feet of land, more or less.



126.0029.02100

8th St

126.0029.01970

126.0029.01960

126.0029.01950

126.0029.01940

126.0029.01930

126.0029.01931 126.0029.01920

N B

174

174

N Broadway St

174

126.0156.00080

Item 3.

126.2289.01010

126.0156.00050

126.2268.01010



Enprotec / Hibbs &amp; Todd

# JCSUD Wastewater Feasibility Evaluation

## GENERAL INFORMATION

Development Name: Wendy's in Joshua

Development Connections:

1

Sewer System Discharge Location:

Gravity

Development Location (approximate):

SW corner of 8th St and Hwy 174

Lump Sum Fee Proposal: \$425.00

Approved by: *Nan Bise System Development Supervisor*

Dana Collier, Deputy GM - System Development &amp; Operations

Date: 04/07/2022

## RESULTS

Adequate Lift Station Pumping Capacity: ☒ Yes ☐ No ☐ N/AAdequate Lift Station Wet Well Capacity: ☒ Yes ☐ No ☐ N/AAdequate Downstream Pipe Capacity: ☒ Yes ☐ NoAdequate Treatment Plant Capacity: ☒ Yes ☐ No

If no explain:

Off-Site Improvements Needed: ☐ Yes ☒ No

If Yes, See Attached Exhibit.

Date Performed: 04/07/2022

\*Please make note the analysis is evaluated with JCSUD's minimum line size. Any offsite or larger lines are listed in the analysis. Please reference JCSUD specifications for minimum line size.

\*The hydraulic analysis does not hold capacity within the district's system. It is an overview study for your development within the system as of the date of this analysis.

\*With growth and additional infrastructure being installed within the system, this study is subject to change.



04 - 07 - 2022



Enprotec / Hibbs &amp; Todd

# JCSUD Water Feasibility Evaluation

## GENERAL INFORMATION

Development Name: Wendy's in Joshua

Development Connections:  
1Pressure Plane:  
Pressure Plane 34Location (approximate):  
SW corner of 8th St and Hwy 174

Lump Sum Fee Proposal: \$550.00

Approved by: *Nan Bise System Development Supervisor*

Dana Collier, Deputy GM - System Development &amp; Operations

Date: 04/07/2022

## MODELING RESULTS (existing infrastructure)

Maintains 35 psi @ 1.2 gpm/conn: ☐ Yes ☒ NoSystem Meets TCEQ Requirements: ☒ Yes ☐ No

Estimated Fire Flow @ Development: 1100 gpm 20 psi

Off-Site Improvements Needed: ☒ Yes ☐ No If Yes, see attached exhibit for required off-site improvements.

## MODELING RESULTS (with improvements)

Maintains 35 psi @ 1.2 gpm/conn (with improvements): ☒ Yes ☐ No ☐ Not ApplicableSystem Meets TCEQ Requirements (with improvements): ☒ Yes ☐ No ☐ Not ApplicableEstimate Fire Flow @ Development (with improvements): 1500 gpm 20 psi ☐ Not Applicable

Date Performed: 04/07/2022

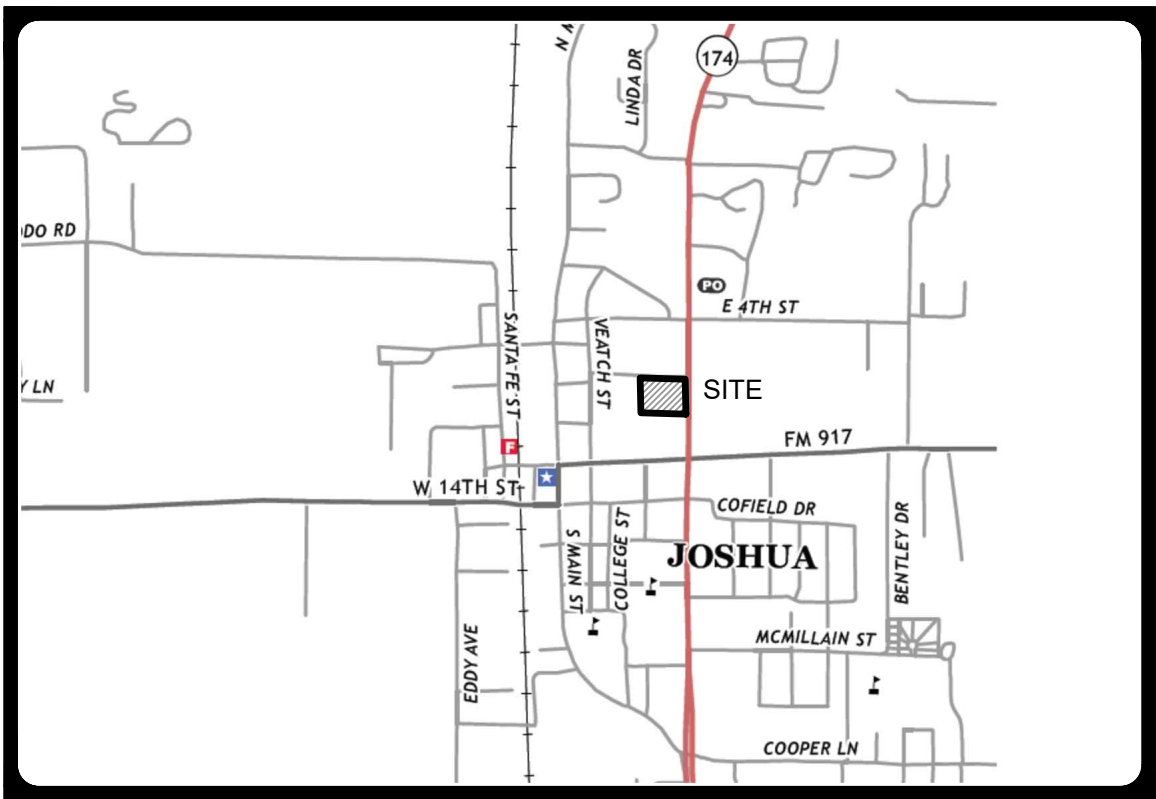
\*Please make note the analysis is evaluated with JCSUD's minimum line size. Any offsite or larger lines are listed in the analysis. Please reference JCSUD specifications for minimum line size.

\*The hydraulic analysis does not hold capacity within the district's system. It is an overview study for your development within the system as of the date of this analysis.

\*With growth and additional infrastructure being installed within the system, this study is subject to change.



04 - 07 - 2022



1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, map no. 4851C0160I, dated March 21, 2019 and Map No. 48439C0370I, dated December 4, 2012 and LOMR 15-06-2731P dated May 16, 2016, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create one lot out of an existing tract of land.
5. All existing improvements to be removed.

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have plattd the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

THIS DOCUMENT SHALL NOT BE RECORDED FOR  
ANY PURPOSE AND SHALL NOT BE VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT  
DATED 8/17/2022

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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.

Notary Public in and for the State of Texas

WHEREAS GMC Pursuit JV, LLC is the owner of a 1.146 acre tract of land situated in the William W. Byers Survey, Abstract Number 29, Johnson County, Texas, being all of that same tract of land as described to GMC Pursuit JV, LLC by Special Warranty Deed recorded in Instrument Number 2021-48141 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012):

BEGINNING at a 1/2-inch rebar capped "4151" found for the southeast corner of said GMC tract, and the easternmost northeast corner of that same tract of land described to Nathaniel L. Mayfield by Warranty Deed recorded in Volume 2012, Page 27070, Deed Records Johnson County, Texas, said point lying on the west right-of-way line of State Highway 174 (variable width right-of-way);

THENCE North 88 degrees 15 minutes 47 seconds West, departing the west right-of-way line of State Highway 174, with the south line of said GMC tract and a north line of said Nathaniel Mayfield tract, a distance of 254.03 feet to a 3/4-inch rebar found for the southwest corner of said GMC tract and the southeast corner of that same tract of land described to Aaron C. Havens and wife, Jennife A. Havens by Warranty Deed recorded in Volume 2018, Page 17868 Deed Records, Johnson County, Texas;

THENCE North 01 degrees 15 minutes 19 seconds West, departing the north line of said Nathaniel Mayfield tract, with the west line of said GMC tract and the east line of said Havens tract, a distance of 196.54 feet to a 1/2-inch rebar found for the northwest corner of said GMC tract, said point lying on the south right-of-way line of 8th Street (variable width right-of-way);

THENCE South 88 degrees 23 minutes 19 seconds East, departing the east line of said Havens tract, with the north line of said GMC tract and the south right-of-way line of said 8th Street, a distance of 254.00 feet to point for the northeast corner of said GMC tract from which a 1/2-inch rebar capped "TEXAS SURVEYING" found bears North 72 degrees 13 minutes East, a distance of 0.2 feet, said point lying at the intersection of the south right-of-way line of said 8th Street and the west right-of-way line of said State Highway 174;

THENCE South 01 degrees 15 minutes 19 seconds East, departing the south right-of-way line of said 8th Street, with the east line of said GMC tract and the west right-of-way line of said State Highway 174, a distance of 197.09 feet to the POINT OF BEGINNING and containing 1.146 acres or 49,928 square feet of land, more or less.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Wendys Joshua Addition** an addition to the City of Joshua, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **Wendys Joshua Addition** have been notified and signed this plat.

I (we) further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

GMC Pursuit JV, LLC - Representative

Printed Name \_\_\_\_\_

Date \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this                      day of                      20

Notary Public in and for the State of Texas

Approved:	
Planning and Zoning Commission Chairman	Date
City Secretary	Date
Mayor, City of Joshua	Date
City Secretary	Date



1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 02/25/2022 CHECKED BY: M.P. JOB NO.: D57464

Point of Contact:  
Grayson CeBallos  
972-370-5871

grayson.cebillos@windroseservices.com  
Last Revision Date: 05/04/2022

**PRELIMINARY PLAT**  
**WENDYS JOSHUA ADDITION**  
**LOT 1, BLOCK 1**  
 Being 1.146 Acres situated in the  
 William W. Byers Survey,  
 Abstract Number 29,  
 City of Joshua, Johnson County, Texas

-- 2022 --

CITY CASE NO. PP2022-01

ENGINEER

Watermark Engineering  
2631 Ginger Woods Parkway  
Aurora, IL 60502  
POC: Robin Ersfeldt  
rersfeldt@watermark-engineering.com  
630-375-1800

OWNER/DEVELOPER

GMC Pursuit JV, LLC  
7557 Rambler Road #970  
Dallas, Texas 75231  
POC: Ryan Jordan  
rjordan@avidrea.com  
214-535-5125



**Planning & Zoning Agenda  
September 6, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a Final Plat regarding 3.0 acre of land known as lot 1, Block 1, Gibbs Addition, M&W Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 1132 Stadium Dr. to allow for the construction of new residential home.

**Background Information:**

**History:** The subject property has never been platted and has been used as agricultural land.

**Zoning:** This property is zoned as (A) Agricultural District.

**Analysis:** The final plat is creating one lot to allow for the construction of a new residential home.

**Utilities:** Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

**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 replat as set forth in the City of Joshua Subdivision Ordinance therefore, we recommend approval.

**Attachments:**

1. Final Plat Application
2. Legal Description

3. Vicinity Map
4. JCSUD Approval Letter
5. Final Plat Gibbs Addition

*Item 4.*



## 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.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Zoning Change                     |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Subdivision Variance              |
| <input type="checkbox"/> Preliminary Plat        | <input checked="" type="checkbox"/> Final Plat            | <input type="checkbox"/> Amending Plat                     |
| <input type="checkbox"/> Replat                  | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat              | <input type="checkbox"/> Other _____                      |  |

### PROJECT INFORMATION

Project Name: GIBBS ADDITION

Project Address (Location): 1132 Stadium Drive, Joshua, TX.

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Existing Use: Agriculture Proposed Use: Single Family Dwelling

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 3.00

**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: Matthew Hayden Company: Trans Texas Surveying and Mapping

Address: 401 N. Nolan River Rd. Tel: 817-556-3440 Fax: \_\_\_\_\_

City: Cleburne State: TX ZIP: 76033 Email: matthewh@transtexasurveying.com

Property Owner: Michael Dean Kidd Company: N/A

Address: 1132 Stadium Dr. Tel: 817-727-1650 Fax: \_\_\_\_\_

City: Joshua State: TX ZIP: 76058 Email: \_\_\_\_\_

Key Contact: Matthew Hayden Company: Trans Texas Surveying & Mapping

Address: 401 N. Nolan River Rd. Tel: 817-556-3440 Fax: \_\_\_\_\_

City: Cleburne State: TX ZIP: 76033 Email: matthewh@transtexasurveying.com

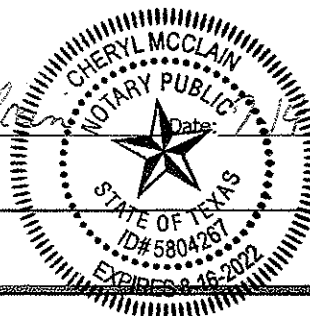
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Michael Dean Kidd  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Michael Dean Kidd  
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 July 2022

CHERYL Mc CLAIN  
Notary Public

Signature: Cheryl Mc Clain



### For Departmental Use Only

Case No.: FP-2022-08

22-00690-01  
Project Manager: \_\_\_\_\_

Total Fee(s): 505 + 2500

Check No: 15020 + 1069

Date Submitted: 8-9-2022

Accepted By: C. Austin

Date of Complete Application: \_\_\_\_\_

**PROPERTY DESCRIPTION**  
**3.000 ACRES**

**BEING A TRACT OF LAND LOCATED IN THE MCKINNEY-WILLIAMS SURVEY, ABSTRACT NO. 636, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 38.757 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1367, PAGE 321, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

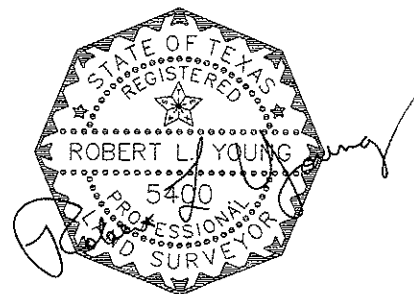
**BEGINNING** AT A COTTON SPINDLE SET IN ASPHALT IN STADIUM DRIVE AND IN THE NORTH LINE OF SAID 38.757 ACRE TRACT, FROM WHICH A COTTON SPINDLE SET FOR THE NORTHEAST CORNER OF SAID 38.757 ACRE TRACT BEARS, N 89°40'03" E, A DISTANCE OF 172.40 FEET, AND A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 19 AND THE NORTHWEST CORNER OF LOT 18, BLOCK 7, JOSHUA MEADOWS, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 8, PAGE 881, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T. BEARS, S 29°30'31" E, A DISTANCE OF 350.72 FEET;

**THENCE**, S 00°19'57" E, A DISTANCE OF 361.50 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 38.757 ACRE TRACT BEARS, S 05°31'17" E, A DISTANCE OF 1722.44 FEET;

**THENCE**, S 89°40'03" W, A DISTANCE OF 361.50 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET;

**THENCE**, N 00°19'57" W, A DISTANCE OF 361.50 FEET TO A COTTON SPINDLE SET IN ASPHALT IN SAID STADIUM DRIVE AND IN THE NORTH LINE OF SAID 38.757 ACRE TRACT;

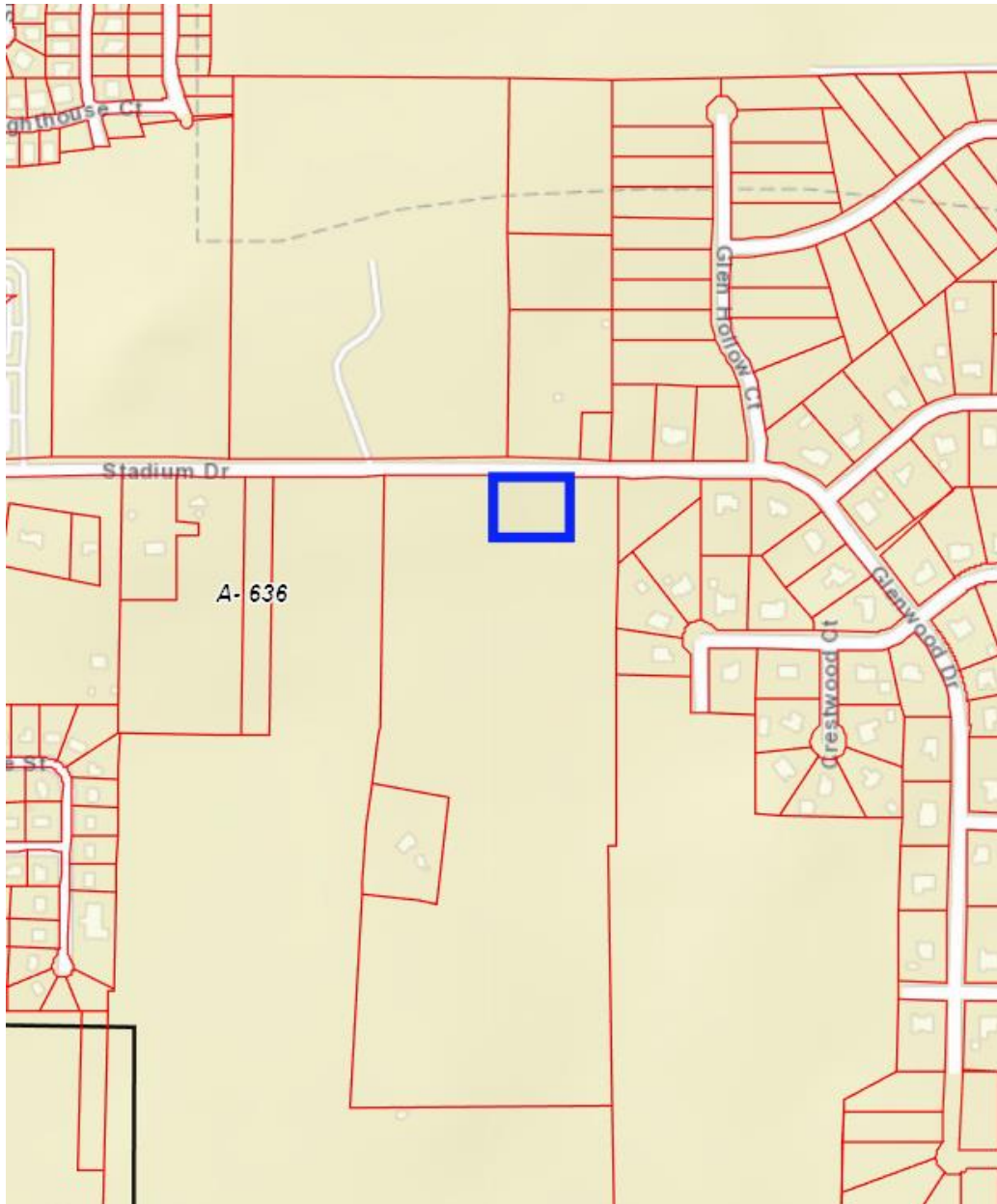
**THENCE**, N 89°40'03" E, WITH THE NORTH LINE OF SAID 38.757 ACRE TRACT AND WITH SAID STADIUM DRIVE, A DISTANCE OF 361.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND, AS SURVEYED ON THE GROUND ON MARCH 28, 2022 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.







## Vicinity Map





June 29, 2022

Location: Gibbs Addition  
Lot 1 Block 1  
Stadium Drive, Joshua, TX

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A final plat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson  
Easement Analyst  
(817) 760-5204

Enclosure: Submitted Plat for Approval

CASE NUMBER RP-2022-02

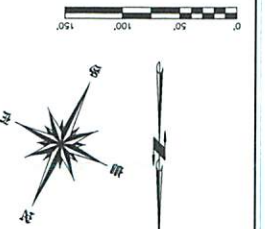
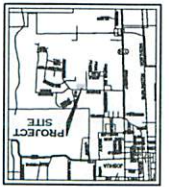
APPROVED	DATE
CITY SECRETARY	DATE
APPROVED	DATE
CITY CLERK, JOHNSON COUNTY, TEXAS	DATE
APPROVED	DATE
CITY CLERK, JOHNSON COUNTY, TEXAS	DATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOT 1, BLOCK 1, ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF JOSHUA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

- RECORDING NOTES**
1. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON.
  2. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON.
  3. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON.
  4. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON.
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  9. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON.
  10. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON.
  11. THE PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN THEREON.

VICINITY MAP  
(NOT TO SCALE)



LEGEND

- IRON ROD FOUND
- CORRODED IRON ROD FOUND
- CONTRIBUTING MONUMENT
- UTILITY EASEMENT
- UTILITY DISTRICT
- JOHNSON COUNTY SPECIAL
- JOHNSON COUNTY
- JOHNSON COUNTY
- JOHNSON COUNTY

OWNER: MICHAEL DEAN KEO  
1112 STATION DR  
JOSHUA, TEXAS 76033  
PH: 817-277-1850  
JOB: 20220054  
CHECKED: LGB  
DATE: 05/29/2022  
SCALE: 1"=50'  
DWG: 20220054-FINAL PLAT  
SUBMITTAL: SUBMITTAL

AN ADDITION OF THE CITY OF JOSHUA  
BEING 3.000 ACRES OF LAND LOCATED IN THE  
M & W SURVEY, ABSTRACT NO. 636,  
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.

FINAL PLAT  
SHOWING  
LOT 1, BLOCK 1  
GIBBS ADDITION

PLAT PREPARED: MAY 30, 2022

SURVEYOR'S CERTIFICATION  
THAT I, ROBERT L. YOUNG, DO CERTIFY THAT THIS PLAT  
WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION  
REQUIREMENTS OF THE CITY OF JOSHUA.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MICHAEL DEAN KEO  
NOTARY PUBLIC NO. 123456789  
COMMISSION EXPIRES 05/29/2025

THE DISTRICT CLERK OF JOHNSON COUNTY, TEXAS, HAS  
RECORDED THIS PLAT IN THE PUBLIC RECORDS OF JOHNSON  
COUNTY, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE DISTRICT CLERK OF JOHNSON COUNTY, TEXAS, HAS  
RECORDED THIS PLAT IN THE PUBLIC RECORDS OF JOHNSON  
COUNTY, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE DISTRICT CLERK OF JOHNSON COUNTY, TEXAS, HAS  
RECORDED THIS PLAT IN THE PUBLIC RECORDS OF JOHNSON  
COUNTY, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

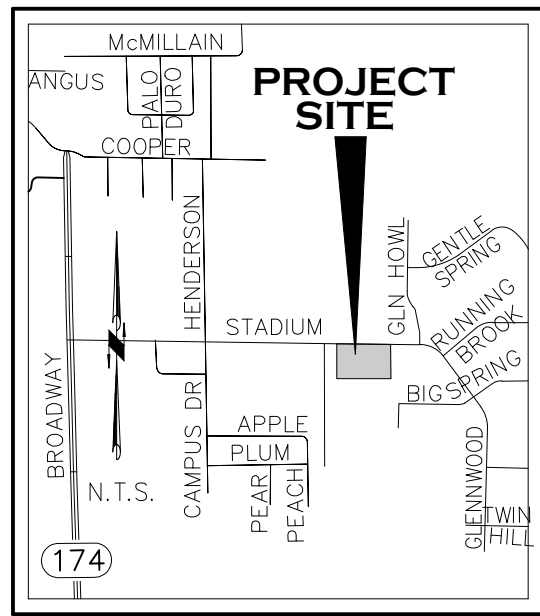
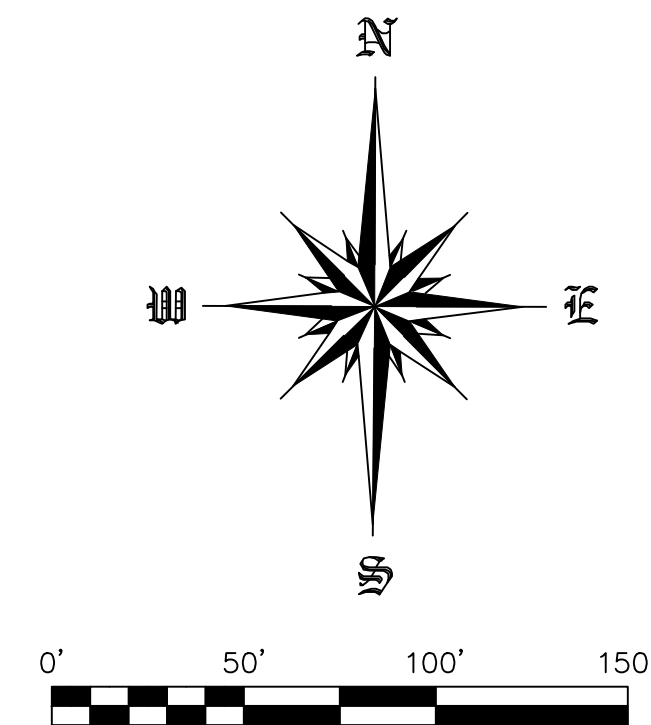
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THE DISTRICT CLERK OF JOHNSON COUNTY, TEXAS, HAS  
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THE DISTRICT CLERK OF JOHNSON COUNTY, TEXAS, HAS  
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COUNTY, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE DISTRICT CLERK OF JOHNSON COUNTY, TEXAS, HAS  
RECORDED THIS PLAT IN THE PUBLIC RECORDS OF JOHNSON  
COUNTY, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.





VICINITY MAP  
(NOT TO SCALE)

**SURVEYOR'S NOTES:**

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0180 J, EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- ( ) DENOTES RECORD DATA.
- THE OWNER HEREBY PROVIDES A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- 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.
- NO STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS ON THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA, TEXAS, REGARDING IMPROVEMENTS WITH RESPECT TO THE ADDITION INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES, AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF JOSHUA.
- 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 WITHOLDING OF UTILITY SERVICES AND BUILDING PERMITS."
- 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. WHEREAS CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION."
- "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."

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOT 1, BLOCK 1, GIBBS ADDITION, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF JOSHUA ON THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

\_\_\_\_\_, 20\_\_\_\_

CITY SECRETARY

APPROVED:

CHAIRMAN

PLANNING & ZONING COMMISSION

ATTEST:

CITY SECRETARY

DATE

DATE

PLAT RECORDED IN

YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

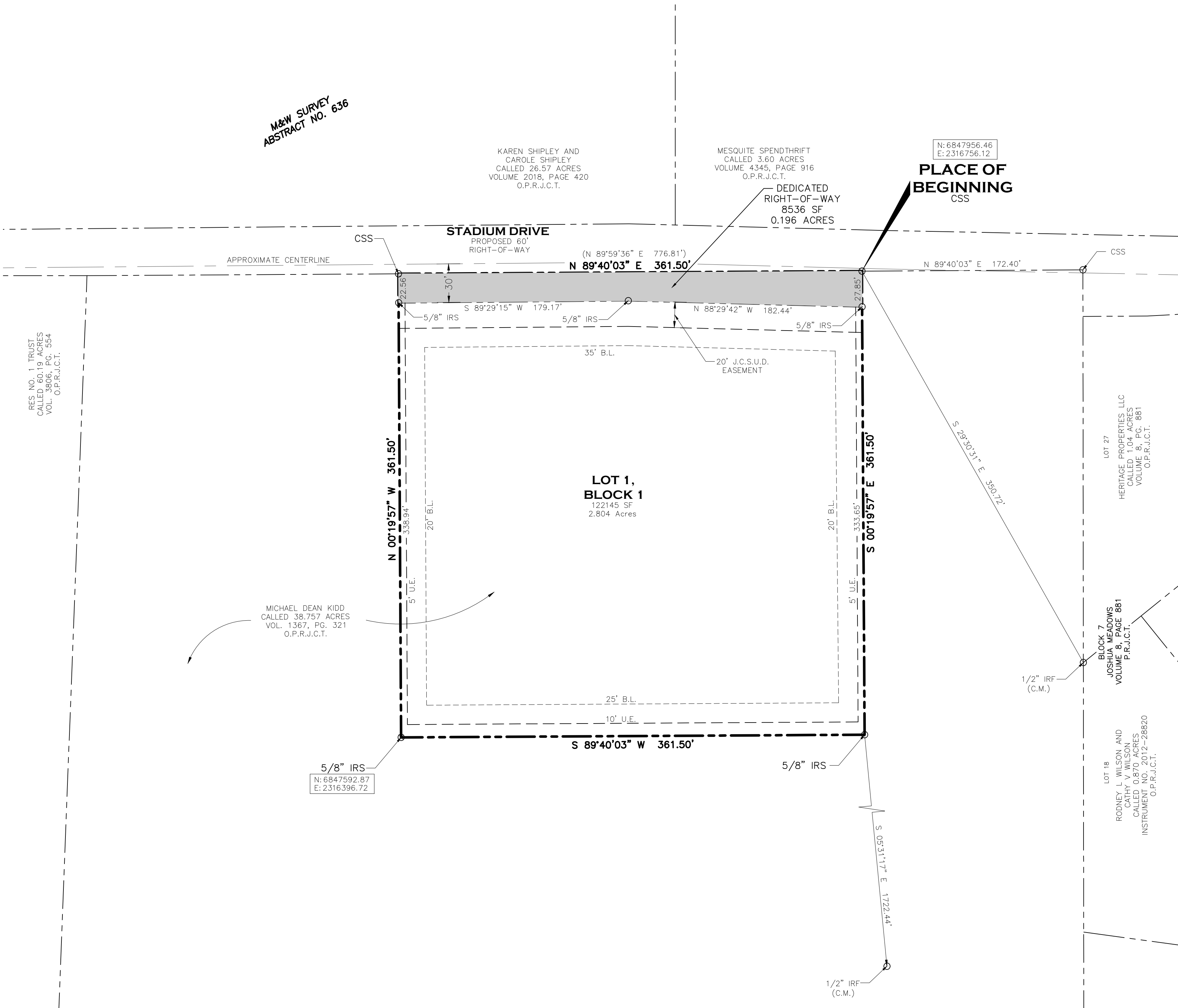
DEPUTY

CASE NUMBER FP2022-08

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COMMISSIONERS COURT."

**LEGEND**

IRF	IRON ROD FOUND
CSS	COTTON SPINDLE SET
IRS	IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
CIRF	CAPPED IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK
J.C.S.U.D.	JOHNSON COUNTY SPECIAL UTILITY DISTRICT



STATE OF TEXAS  
COUNTY OF JOHNSON  
WHEREAS MICHAEL DEAN KIDD, ACTING BY AND THROUGH THE THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE M & W SURVEY, ABSTRACT 636, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN VOLUME 1367, PAGE 321, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PROPERTY DESCRIPTION**

BEING A TRACT OF LAND LOCATED IN THE MCKINNEY-WILLIAMS SURVEY, ABSTRACT NO. 636, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 38.757 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1367, PAGE 321, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET IN ASPHALT IN STADIUM DRIVE AND IN THE NORTH LINE OF SAID 38.757 ACRE TRACT, FROM WHICH A COTTON SPINDLE SET FOR THE NORTHEAST CORNER OF SAID 38.757 ACRE TRACT BEARS, N 89°40'03\"/>

THENCE, S 00°19'57\"/>

THENCE, S 89°40'03\"/>

THENCE, N 00°19'57\"/>

THENCE, N 89°40'03\"/>

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, MICHAEL DEAN KIDD BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS EAST HILL ADDITION PH. I, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND I (WE) DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

WITNESS MY (OUR) HANDS AT JOSHUA, JOHNSON COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

MICHAEL DEAN KIDD

STATE OF TEXAS  
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY MICHAEL DEAN KIDD, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THERE ARE NO LIENS AGAINST THE PROPERTY

**SURVEYOR'S CERTIFICATION**

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON MARCH 28, 2022 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF JOSHUA.

PRELIMINARY, FOR REVIEW PURPOSES ONLY.  
NOT TO BE RECORDED FOR ANY REASON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5400

**FINAL PLAT  
SHOWING  
LOT 1, BLOCK 1  
GIBBS ADDITION**

AN ADDITION OF THE CITY OF JOSHUA  
BEING 3.000 ACRES OF LAND LOCATED IN THE  
M & W SURVEY, ABSTRACT NO. 636,  
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.

PLAT PREPARED: AUGUST 3, 2022

OWNER:  
MICHAEL DEAN KIDD  
1132 STADIUM DR.  
JOSHUA, TEXAS  
PH. 817-727-1650

TBPLS NO. 10122700



401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-556-3440  
FAX: 817-556-3545  
www.transtexasurveying.com

Scale: 1"=50'	Date: 08/19/2022	DWG: 20220054-FINAL PLAT
Drawn: MLH	Checked: LGB	Job: 20220054