



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
OCTOBER 03, 2022
6:30 PM**

The Planning & Zoning Commission will hold a meeting on October 03, 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/84633449811?pwd=enJydUNjdzFpTUVHckxSR3B0WGVsUT09>

Meeting ID: 846 3344 9811 Passcode: 468320

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) 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. City Secretary to administer the Oath of Office to newly appointed commissioners(s).
2. Discuss, consider, and possible action on appointment of the Chairperson and Vice-Chairperson for a one-year term.
3. Discuss, consider, and possible action on meeting minutes of September 06, 2022.
4. Discuss, consider, and possible action on approving a Replat regarding 3.1039 acres of land known as Lot 12R & 14R, Briaroaks Estates, John H. Cooper Survey, Abstract No. 145, City of Joshua, Johnson County, Texas located at 621 Brairwood Trail to modify the existing lot line between lots 12 and 14.

5. Discuss, consider, and possible action on approving a Final Plat regarding 1.883 acres of land known as Lot 1, Block 1, Marshall Addition, McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 1000 Stadium Drive to create one lot.

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 September 2022, by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



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

PRESENT

Commissioner Gibson
 Commissioner Connally
 Commissioner Sears
 Commissioner Jenkins

STAFF

Aaron Maldonado, Development Services Director
 Alice Holloway, City Secretary

ABSENT

Commissioner Jerry Moore
 Commissioner Brandon Gage
 Commissioner Mauldin

The Planning & Zoning Commission held 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:

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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 Gibson announced a quorum and called the meeting to order at 6:32 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.

Mr. Ron Hankins- Mr. Hankins stated that the Sandlin project should be required to have two entry/exits before starting to build more houses.

Item 3.

C. REGULAR AGENDA

1. Discuss, consider, and possible action on meeting minutes of August 1, 2022.

Motion made by Commissioner 6 Sears to approve the meeting minutes of August 1, 2022. Seconded by Commissioner 7 Jenkins.

Voting Yea: Commissioner Gibson, Commissioner 4 Connally, Commissioner 6 Sears, Commissioner 7 Jenkins

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.

Commissioner Gibson asked Development Services Director Maldonado if he was aware of the area that everyone is concerned with regarding trees being removed and he answered no. Sandlin engineer stated that they are keeping as many trees as possible.

Commissioner Sears asked Development Services Director Maldonado if the city engineer has viewed the property in person. Development Services Director Maldonado answered yes.

Motion made by Commissioner 4 Connally to approve the 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. Seconded by Commissioner 6 Sears.

Voting Yea: Commissioner Gibson, Commissioner 4 Connally, Commissioner 6 Sears, Commissioner 7 Jenkins

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.

This item was pulled from the agenda at the request of Development Services Director Maldonado.

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.

Motion made by Commissioner 6 Sears to approve the Final Plat regarding 3.0 acre of land known as lot 1, Block 1, Gibbs Addition, M&W Survey, Abstract No. 636. Seconded by Commissioner 7 Jenkins.

Voting Yea: Commissioner Gibson, Commissioner 4 Connally, Commissioner 6 Sears, Commissioner 7 Jenkins

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:44 pm.

Approved: October 3, 2022

Item 3.

Brent Gibson, Chair
Planning & Zoning

Alice Holloway, City Secretary



**Planning & Zoning Agenda
October 3, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Replat regarding 3.1039 acres of land known as Lot 12R & 14R, Briaroaks Estates, John H. Cooper Survey, Abstract No. 145, City of Joshua, Johnson County, Texas located at 621 Brairwood Trail to modify the existing lot line between lots 12 and 14.

Background Information:

History: The subject property was originally platted in 1966.

Zoning: This property is zoned as (R1) Single Family Residential District.

Analysis: The replat is moving the original platted lot line between lots 12 and 14.

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

Transportation: Right-of-way dedications were dedicated with the original 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. Replat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Replat Briaroaks Estates

City of Joshua Development Services Universal Application

Item 4.

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 type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input checked="" 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: Brad Maxfield

Project Address (Location): 621 Briarwood Tr, Joshua 76058

Existing Zoning: R1 Proposed Zoning: R1

Existing Use: Residential Proposed Use: Residential

Existing Comprehensive Plan Designation: _____ Gross Acres: _____

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: Brad Maxfield Company: _____

Address: 1321 Craft Farms Circle Tel: 817-296-7763 Fax: _____

City: Azle State: TX ZIP: 76020 Email: bmaxfield@stcglobal.net

Property Owner: Same as above Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Key Contact: Same as above Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

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

SIGNATURE: Brad Maxfield

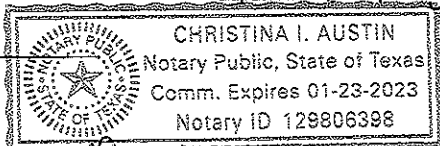
(Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

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 17th day of August 2022

Notary Public

Signature: Christina AustinDate: 8-17-22

For Departmental Use Only

Case No.: RP-2022-016Project Manager: 22-00723-01Total Fee(s): 500 + 2500Check No.: 88928/1119Date Submitted: 8/17/22Accepted By: C. Austin

Date of Complete Application: _____

BEING A 3.104 ACRE TRACT OF LAND SITUATED IN THE JOHN H. COOPER SURVEY, ABSTRACT NUMBER 145, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 12 AND 14, BRIARROAKS ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1966, PAGE 332, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 12, SAME BEING THE NORTHWEST CORNER OF LOT 10, SAID BRIARROAKS ESTATES, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BRIARWOOD TRAIL, A 60' RIGHT-OF-WAY;

THENCE SOUTH 22 DEGREES 18 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, BEING COMMON WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 270.82 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 10, AND BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO STONETOWN RANCHES OF JOSHUA, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-27323, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 43 MINUTES 58 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE FEET, SAID LOTS 12 AND 14, BEING COMMON WITH THE NORTH LINE OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, A DISTANCE OF 329.83 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING;

THENCE NORTH 88 DEGREES 25 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14, BEING COMMON WITH THE NORTH LINE OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, A DISTANCE OF 127.94 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE NORTHWEST CORNER OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, AND BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO EDWARD MARSHALL WEBSTER AND MALINDA WALLGREN WEBSTER, RECORDED IN VOLUME 2003, PAGE 46, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 59 MINUTES 58 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 14, BEING COMMON WITH THE EAST LINE OF SAID MARSHALL TRACT, A DISTANCE OF 291.31 FEET, TO A 60-D NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHWEST CORNER OF LOT 13, SAID BRIARROAKS ESTATES;

THENCE SOUTH 86 DEGREES 49 MINUTES 03 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 14, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 197.95 FEET, TO A 60-D NAIL FOUND AT THE UPPER NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE LOWER SOUTHEAST CORNER OF SAID LOT 13, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BRIARWOOD TRAIL, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

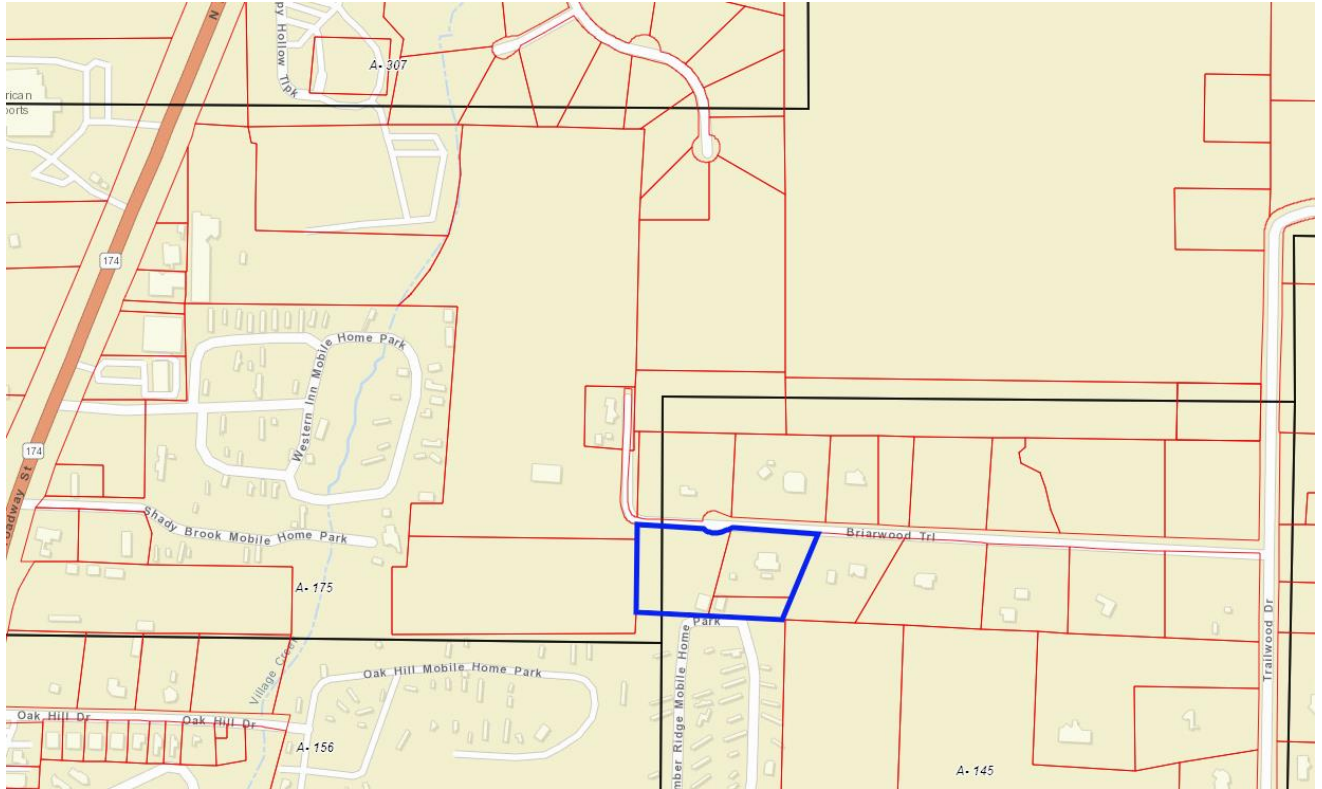
THENCE 125.28 FEET, DEPARTING SAID COMMON LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 143 DEGREES 33 MINUTES 36 SECONDS, WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 24 MINUTES 30 SECONDS EAST, A CHORD LENGTH OF 94.99 FEET, TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE NORTHWEST CORNER OF SAID LOT 12, FROM WHICH A 1/2"

CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" BEARS FOR REFERENCE SOUTH 57 DEGREES 26 MINUTES 19 SECONDS WEST, A DISTANCE OF 32.26 FEET;

THENCE SOUTH 87 DEGREES 15 MINUTES 22 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 268.89 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.104 ACRES OR 135,205 SQUARE FEET OF LAND, MORE OR LESS.



Vicinity Map





September 16, 2022

Location: Briaroaks Estates
Lot 12R & 14R
Briarwood Trail, 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.

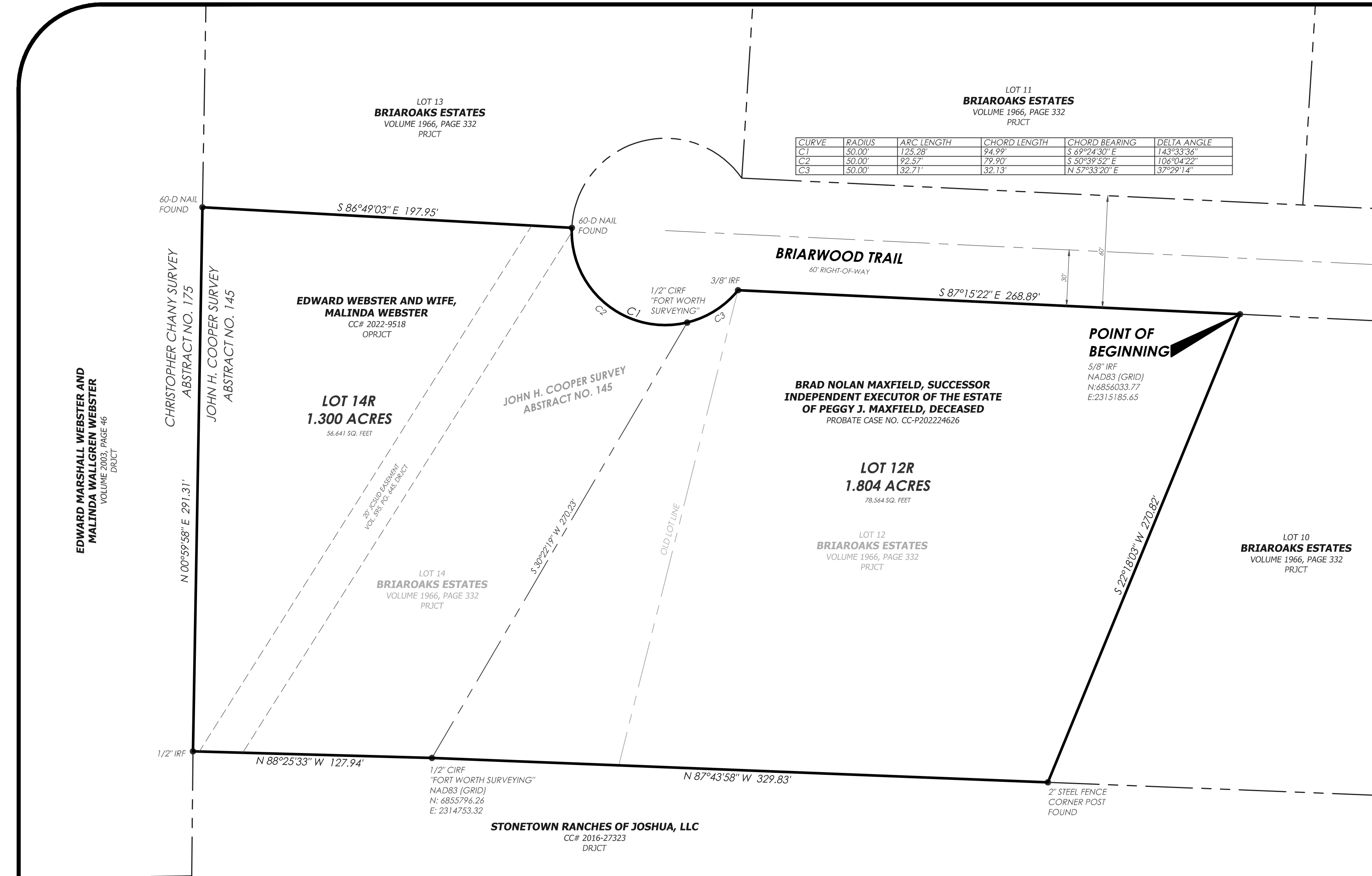
Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A minor 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



NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, BRAD MAXFIELD, EDWARD WEBSTER, AND MALINA WEBSTER, BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOTS 12R AND 14R, BRIAROAKS ESTATES**, 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.

BRAD MAXFIELD

DATE ____/____/____.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC

EDWARD WEBSTER

DATE ____/____/____.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC

MALINA WEBSTER

DATE ____/____/____.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS JIMMY AND PEGGY MAXFIELD, OWNERS OF A 3.104 ACRE TRACT OF LAND SITUATED IN THE JOHN H. COOPER SURVEY, ABSTRACT NUMBER 145, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 12 AND 14, BRIAROAKS ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1966, PAGE 332, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 12, SAME BEING THE NORTHWEST CORNER OF LOT 10, SAID BRIARCOAKS ESTATES, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BRIARWOOD TRAIL, A 60' RIGHT-OF-WAY;

THENCE SOUTH 22 DEGREES 18 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, BEING COMMON WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 270.82 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 10, AND BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO STONETOWN RANCHES OF JOSHUA, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-27323, DEED RECORDS, JOHNSON COUNTY, TEXAS;

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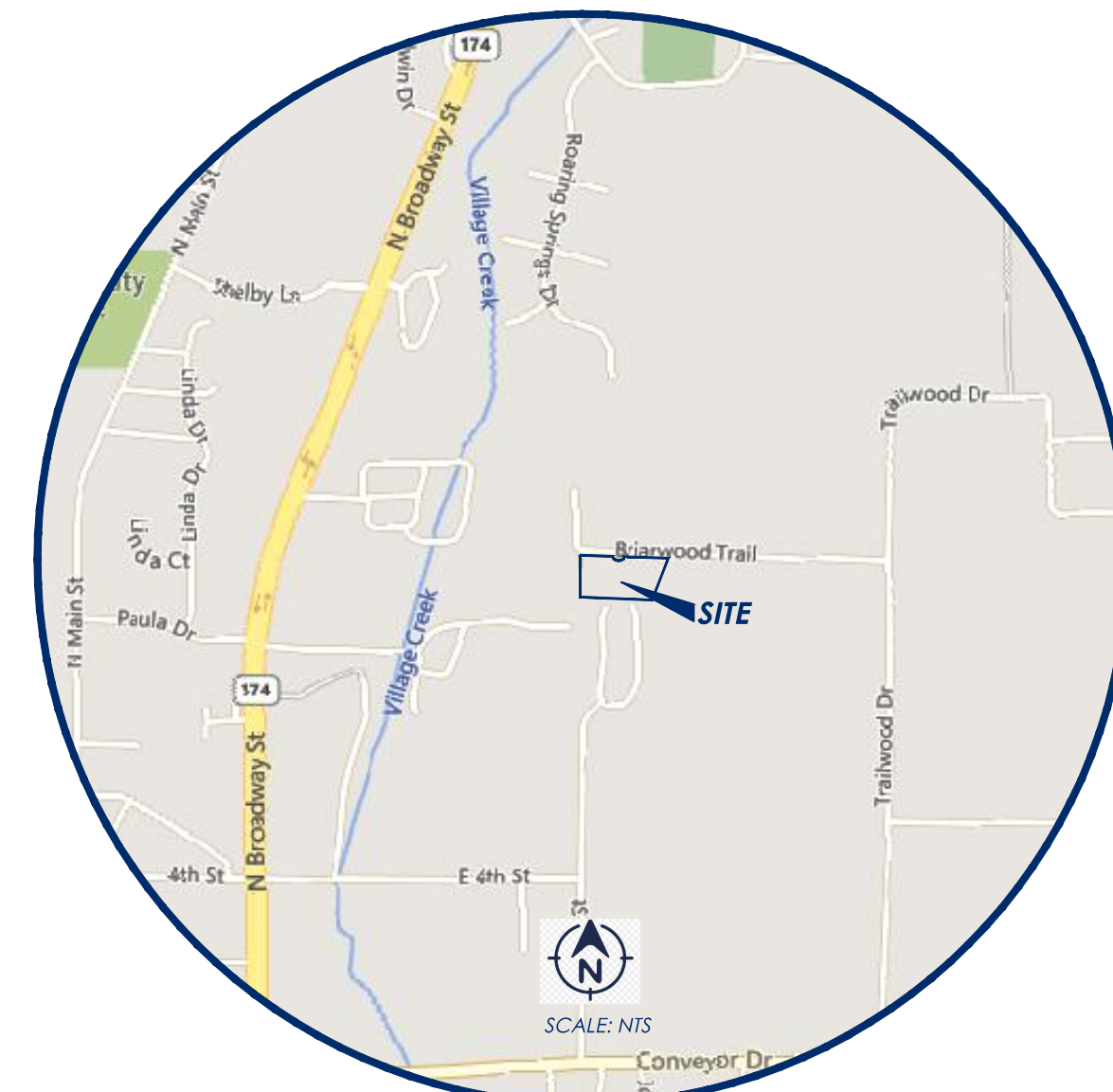
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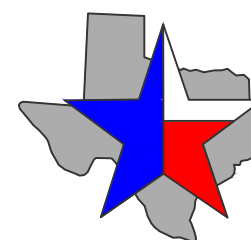
THENCE SOUTH 87 DEGREES 15 MINUTES 22 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 268.89 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.104 ACRES OR 135,205 SQUARE FEET OF LAND, MORE OR LESS.



REPLAT OF LOTS 12R & 14R BRIAROAKS ESTATES

BEING 3.1039 ACRES OF LAND SITUATED IN THE JOHN H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 12 AND 14, BRIAROAKS ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 1966, PAGE 332, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

2 RESIDENTIAL LOTS
PREPARED: SEPTEMBER, 2022



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0180J, DATED AUGUST 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION. IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA, TEXAS.

EXECUTED THIS THE ____TH DAY OF SEPTEMBER, 2022.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

GENERAL NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. 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.
3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
4. 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.
5. 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.
6. CITY OF JOSHUA IS NOT RESPONSIBLE FOR ANY 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.
7. THE SOLE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING LOT LINE BETWEEN LOTS 12 AND 14.
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.

OWNER(S)
BRAD NOLAN MAXFIELD
1321 CRAFT FARMS CIR,
AZLE, TX 76020
817-296-7763
BNMAXFIELD@SBCGLOBAL.NET

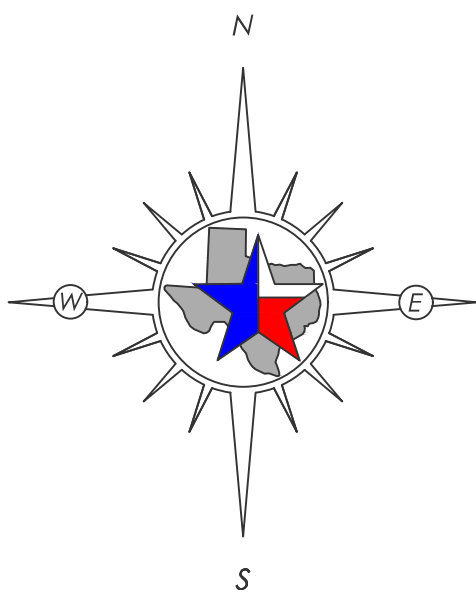
EDWARD AND MALINA WEBSTER
625 BRIARWOOD TRAIL,
JOSHUA, TX 76058

LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

PROJECT NUMBER: 220717 DATE: SEPTEMBER 7, 2022
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1



SCALE: 1" = 40'
0' 40' 80'

FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR _____.

DRAWER _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

CITY SECRETARY

APPROVED:

CHAIRMAN
PLANNING & ZONING COMMISSION

ATTEST:

CITY SECRETARY

DATE

DATE



**Planning & Zoning Agenda
October 3, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Final Plat regarding 1.883 acres of land known as Lot 1, Block 1, Marshall Addition, McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 1000 Stadium Drive to create one lot.

Background Information:

History: The subject property has never been platted but has a single family residential house.

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

Analysis: The final plat is creating one lot for the construction of an accessory building.

Utilities: Water is serviced by a private water well.

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 plat 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. Final Plat of Marshall Addition

City of Joshua Development Services Universal Application

Item 5.

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 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 checked="" type="checkbox"/> Minor Plat | <input type="checkbox"/> Other _____ | |

PROJECT INFORMATION

Project Name: Dakota Marshall / Marshall Addition

Project Address (Location): 1000 Skidmore Dr

Existing Zoning: ag A1 Proposed Zoning: ag A1

Existing Use: home Proposed Use: home

Existing Comprehensive Plan Designation: _____ Gross Acres: 1.88

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: Dakota Marshall Company: self

Address: 1000 Skidmore Dr Tel: 575-491-9464 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: dakota@magnoliaferies.co.com

Property Owner: Same as above Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Key Contact: same as above Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

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

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

Print or Type Name: Dakota Marshall

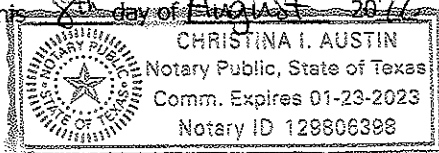
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.
Given under my hand and seal of office on this 8th day of August, 2022

Notary Public

Signature

Christina I. Austin

Date: 8-17-22



For Departmental Use Only

Case No.: MP-22-03

Permit No# 22-00722-01
Project Manager: _____

Total Fee(s): 150 + 500 Dep

Check No: 2542

Date Submitted: 8.19.22

Accepted By: C. Austin

Date of Complete Application _____

BEING A 1.883 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NUMBER 636, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.88 ACRE TRACT OF LAND DESCRIBED BY DEED TO DAKOTA MARSHALL AND KELLY MYERS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-23054, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE NORTHWEST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 8.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO MERLE M. BREITENSTEIN AND APRIL D. BREITENSTEIN, RECORDED IN VOLUME 963, PAGE 143, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF STADIUM DRIVE, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1.88 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 181.60 FEET, TO MAG NAIL SET AT THE NORTHEAST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.28 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROBERT N. WILLIAMS AND DARLENE WILLIAMS, RECORDED IN VOLUME 1374, PAGE 718, DEED RECORDS, JOHNSON COUNTY, TEXAS;

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THENCE SOUTH 00 DEGREES 07 MINUTES 42 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 219.38 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" AT THE SOUTHEAST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.34 ACRE TRACT, AND BEING ON THE LOWER NORTH LINE OF SAID CALLED 5.5 ACRE TRACT;

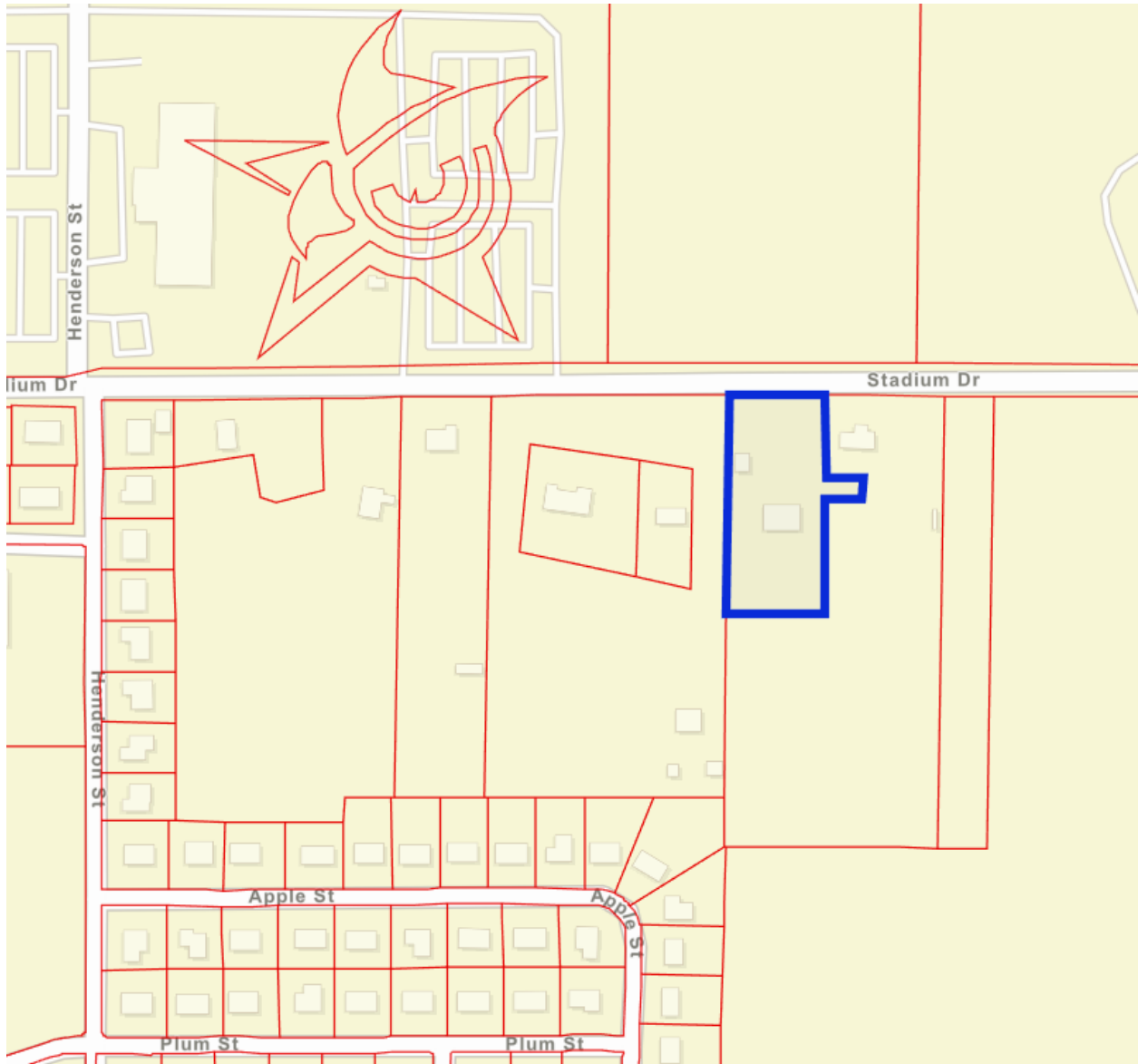
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Vicinity Map



STATE OF TEXAS
COUNTY OF JOHNSON

I [WE] THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOT 1, BLOCK 1, MARSHALL 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 **MARSHALL 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.

OWNER FOR _____

THERE ARE NO LIENS AGAINST THE PROPERTY.

DAKOTA MARSHALL

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF MAY, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KELLY MYERS

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF MAY, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____ ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA, ON THE ____ DAY OF _____, 2_____.

THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL BY THE PLANNING AND ZONING COMMISSION DURING WHICH TIME IT SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON, COUNTY, TEXAS. FAILURE TO RECORD THIS PLAT WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL SHALL RENDER THE PLAT INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS _____ DAY OF _____, 2_____.

CITY SECRETARY

APPROVED:

CHAIRMAN
PLANNING & ZONING COMMISSION DATE

ATTEST:

CITY SECRETARY DATE

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR _____, INSTRUMENT # _____, .

DRAWER _____, SLIDE _____

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

OWNER

DAKOTA MARSHALL AND
KELLY MYERS
1000 STADIUM DRIVE
JOSHUA, TX 76058
DAKOTA@MAGNOLIAFENCECO.COM
575-491-9464

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S CERTIFICATESTATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS BEING A 1.883 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NUMBER 636, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.88 ACRE TRACT OF LAND DESCRIBED BY DEED TO DAKOTA MARSHALL AND KELLY MYERS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-23054, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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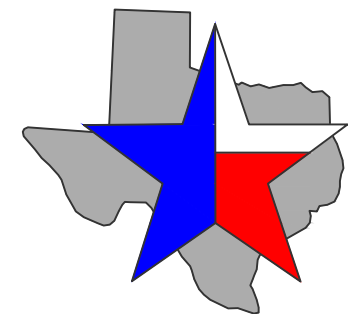
GENERAL NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. 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.
3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
4. 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.
5. 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.
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7. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
8. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
9. THIS PROPERTY IS SERVICED BY PRIVATE WATER WELL.

FINAL PLAT
OF
LOT 1, BLOCK 1

MARSHALL ADDITION

BEING 1.883 ACRES OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NUMBER 636, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.
PREPARED: AUGUST, 2022
1 RESIDENTIAL LOT



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

CROSS TIMBERS REAL ESTATE
AND DEVELOPMENT, LLC
VOLUME 3394, PAGE 42
DRJCTPOINT OF
BEGINNING

MAG NAIL SET
N: 6847949.37
E: 2315301.09

STADIUM DRIVE

PRESCRIPTIVE RIGHT-OF-WAY

N 89°42'51" E 181.60'

RIGHT-OF-WAY
DEDICATION
0.101 ACRES
4,412 Sq. Feet

LOT 1, BLOCK 1
1.781 ACRES
77,599 Sq. Feet

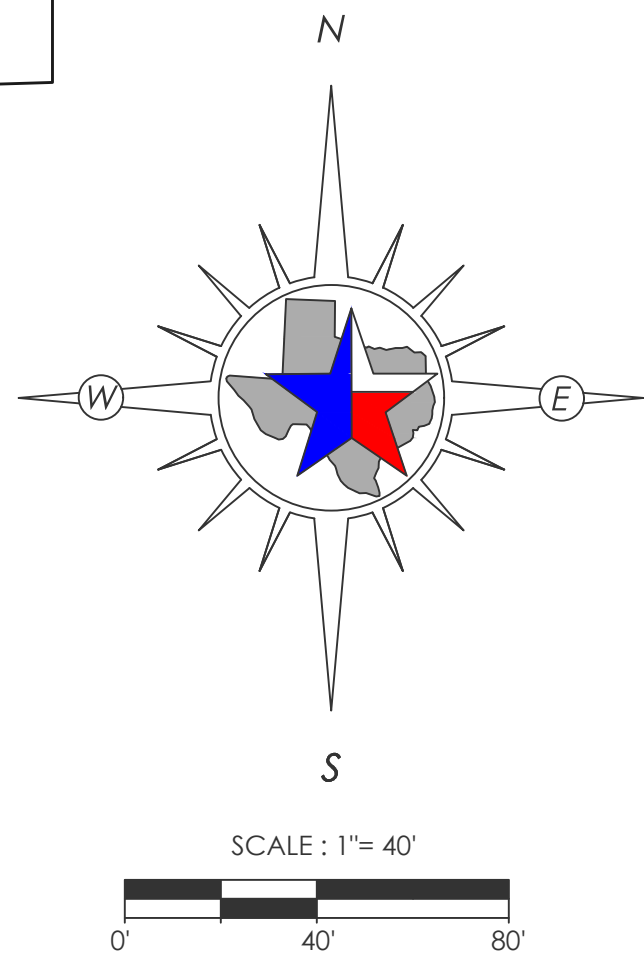
DAKOTA MARSHALL AND
KELLY MYERS
CC# 2022-23054
DRJCT

MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 636

ROBERT N. WILLIAMS AND
DARLENE WILLIAMS
VOLUME 1374, PAGE 718
DRJCT

ROBERT N. WILLIAMS AND
DARLENE WILLIAMS
VOLUME 1214, PAGE 312
DRJCT

ROBERT N. WILLIAMS AND
DARLENE WILLIAMS
VOLUME 1214, PAGE 312
DRJCT

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA, TEXAS.

EXECUTED THIS THE ____TH DAY OF AUGUST, 2022.

PRELIMINARY

This document shall not be
recorded for any purpose and shall
not be used or viewed or relied
upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 220676 DATE: AUGUST 30, 2022
REVISED DATE:
REVISION NOTES:

CITY CASE NO. FP2022-10

SHEET 1 OF 1