



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**APRIL 03, 2023**  
**6:30 PM**

The Planning & Zoning Commission will hold a meeting on April 3, 2023 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/85423201599?pwd=WWRzVTkrdGREOWFMLzZoaStXTkU4Zz09>

Meeting ID: 85423201599 Passcode: 901346 or dial 3462487799

**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 March 06, 2023.
2. Discuss, consider, and possible action on approving a Final Plat regarding 46.040 acres of land known as Lots 1-11, Block 1, Lots 1-24, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4, Lots 1-14, Block 5, Lots 1-16, Block 6, Lots 1-15, Block 7, Lot 1U, Lot 2X, Lots 3-7, Lot 8X, Lots 9-11, Lot 12X, Lots 13-29, Block 8, Lot 1X, Block 9, Joshua Highlands Addition, in the Eli M. Thomason Survey, Abstract No. 827, County of Johnson, Texas, located at 1200 CR 909 to allow for the construction of a residential subdivision.

3. Discuss, consider, and possible action on approving a Replat regarding 9.944 acres of land known as Lot 1R &2, Block 1, Good Legacy Ranch, George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas located at 6028 County Road 1023 for the future construction of a 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. 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 31st day of April 2023 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  
MARCH 06, 2023  
6:30 PM**

**PRESENT**

Commissioner Richard Connally  
Commissioner Julian Torrez  
Commissioner Robert Purdom  
Commissioner Jason Allred

**STAFF**

Aaron Maldonado, Development Services Director  
Alice Holloway, City Secretary

**ABSENT**

Commissioner Brent Gibson  
Commissioner Billy Jenkins  
Commissioner Jerry Moore

The Planning & Zoning Commission held a meeting on March 6, 2023, 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 or access the meeting via videoconference or telephone conference call.

**Join Zoom Meeting:**

Join Zoom Meeting

<https://us02web.zoom.us/j/87526594792?pwd=TmtxaExpUzVvY0hsTHhPY1FwTXpOQT09>

Meeting ID: 87526594792 Passcode: 214811

**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**

Commissioner Connally announced a quorum and called the meeting to order at 6:33 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*

NA

**C. REGULAR AGENDA**

1. Discuss, consider, and possible action on the meeting minutes of January 05, 2023.

Motion made by Commissioner Purdom to approve the meeting minutes of January 05, 2023. Seconded by Commissioner Torrez.

Voting Yea: Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Allred

2. Public hearing on a request to consider an amendment to Tree Preservation preferred tree list contained in Ch. 14 Zoning Ordinance, Article 8.

Commissioner Connally opened the public hearing at 6:35 pm.

Development Services Director Maldonado explained that the several oak trees have been added to the protected tree list.

After no comments made from the public, Commissioner Connally closed the public hearing at 6:36 pm.

3. Discuss, consider, and possible action on approving an amendment to Tree Preservation Ordinance preferred tree list contained in Ch.14 Zoning Ordinance, Article 8.

Commissioner Purdom recommends all species of Oak Trees (Quercus Species) to added and remove the individual oak tree names.

Motion made by Commissioner Allred to add all species of Oak Trees (Quercus Species) and remove the individual oak tree names. Seconded by Commissioner Torrez.

Voting Yea: Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Allred

4. Discuss, consider, and possible action on approving a final plat regarding 6.665 acres of land known as Lots 1-3, Block 1, Alvarado Estates, M&W Survey, Abstract No. 636 and I. Burns Survey, Abstract No. 62, City of Joshua, Johnson County, Texas located at 979 and 1001 CR 705 for the future construction of a residential home.

Motion made by Commissioner Purdom to approve the final plat regarding 6.665 acres of land known as Lots 1-3, Block 1, Alvarado Estates, M&W Survey, Abstract No. 636 and I. Burns Survey, Abstract No. 62, City of Joshua, Johnson County, Texas located at 979 and 1001 CR 705 for the future construction of a residential home. Seconded by Commissioner Allred.

Voting Yea: Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Allred

5. Discuss, consider, and possible action on approving a final plat regarding 0.676 acres of land known as Lot 1, Block A, Rocha Addition, W.W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 106 Veatch Street for the future construction of a residential home.

Motion made by Commissioner Purdom to approve the final plat regarding 0.676 acres of land known as Lot 1, Block A, Rocha Addition, W.W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 106 Veatch Street for the future construction of a residential home. Seconded by Commissioner Torrez.

Voting Yea: Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner

**D. ADJOURN**

Commissioner Connally adjourned the meeting at 6:42 pm.

---

Brent Gibson, Chair

---

Alice Holloway, City Secretary

Approved: April 3, 2023



**Planning & Zoning Agenda  
April 3, 2023**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a Final Plat regarding 46.040 acres of land known as Lots 1-11, Block 1, Lots 1-24, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4, Lots 1-14, Block 5, Lots 1-16, Block 6, Lots 1-15, Block 7, Lot 1U, Lot 2X, Lots 3-7, Lot 8X, Lots 9-11, Lot 12X, Lots 13-29, Block 8, Lot 1X, Block 9, Joshua Highlands Addition, in the Eli M. Thomason Survey, Abstract No. 827, County of Johnson, Texas, located at 1200 CR 909 to allow for the construction of a residential subdivision.

**Background Information:**

**History:** The approximate 46.040 acres of land has never been platted and has been zoned and used for Agriculture with a single-family residence located on the property. City Council approved the request to rezone the property as a Planned Development District on May 20, 2021. A Preliminary Plat was approved by the Planning & Zoning Commission on February 7, 2022.

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

**Analysis:** The proposed development of this property is to allow for the construction of a residential subdivision containing 137 single-family residential lots, and 4 open space lots.

**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.

**City Contact & Recommendation:**

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

Aaron Maldonado, Development Services Director

**Attachments:**

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Final Plat Joshua Highlands Addition

### City of Joshua Development Services Universal Application

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

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

#### PROJECT INFORMATION

Project Name: Joshua Highlands

Project Address (Location): 1200 CR 909, Joshua, Texas

Existing Zoning: PD Proposed Zoning: NA

Existing Use: Agricultural Proposed Use: Residential

Existing Comprehensive Plan Designation: Residential Gross Acres: 46.040

**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: Brian Krafft Company: PED Holdings, LLC

Address: 1400 Everman Parkway, Suite 146 Tel: 817-744-7512 Fax: 817-744-7554

City: Fort Worth State: Tx ZIP: 76140 Email: brian.krafft@topographic.com

Property Owner: Same as above Company: \_\_\_\_\_

Address: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Email: \_\_\_\_\_

Key Contact: Erik Dumas Type text here Company: Topographic

Address: 1400 Everman Parkway, Suite 146 Tel: 817-744-7512 Fax: 817-744-7554

City: Fort Worth State: Tx ZIP: 76140 Email: erik.dumas@topographic.com

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

SIGNATURE: Brian Krafft  
(better of authorized or required if signature is other than property owner)

Print or Type Name: Brian Krafft  
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 15 day of March 2022

Mari Beth Boze  
Notary Public

Signature Mari Beth Boze Date: 3/15/2022

#### For Departmental Use Only

Case No. FP2022-05

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

Total Fee(s): \$ 3,695.00

Check No: 133304

Date Submitted: 3/15/22

Accepted by: C. Austin

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

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



STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS PED HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827, JOHNSON COUNTY TEXAS, AND BEING ALL OF A CALLED 44.427 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 1.55 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED RECORDED IN INSTRUMENT NO. 2021-31287, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 14.028 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 948, PAGE 100, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND LOCATED IN COUNTY ROAD NO. 909;

THENCE N 88°52'56" W WITH THE SOUTHERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 909, A DISTANCE OF 1091.57 FEET TO A 5/8" IRON ROD FOUND WITH A CAP HAVING ILLEGIBLE MARKINGS AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 00°00'20" W WITH THE SOUTHERNMOST WEST LINE OF SAID 44.427 ACRE TRACT, AT 24.68 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909 AT THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2532, PAGE 414, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), IN ALL A DISTANCE OF 233.15 FEET TO A 2" METAL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 88°49'39" W WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT AND THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN ANGLE POINT IN SAID WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT;

THENCE N 88°57'11" W, CONTINUING WITH THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.42 FEET TO A 5/8" IRON ROD FOUND AT THE WESTERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT, LOCATED IN THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-9240, O.P.R.J.C.T.;

THENCE N 00°05'40" W WITH THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 44.427 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 227.07 FEET TO THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT ALSO BEING THE EASTERNMOST SOUTHEAST CORNER OF A CALLED 22.171 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-1940, O.P.R.J.C.T., FROM WHICH A 4" METAL FENCE CORNER POST BEARS S 9°44'18" W, A DISTANCE OF 0.68 FEET;

THENCE N 00°02'36" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACER TRACT AND SAID 22.171 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 833.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 22.171 ACRE TRACT, ALSO BEING THE SOUTHERNMOST

SOUTHEAST CORNER OF A CALLED 70.81 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4039, PAGE 547, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 44.427 ACRE TRACT;

THENCE WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 70.81 ACRE TRACT AS FOLLOWS:

N 00°00'32" W, A DISTANCE OF 70.52 FEET TO A 5/8" IRON ROD FOUND FOR A CORNER;

N 89°49'36" E, GENERALLY ALONG A FENCE, A DISTANCE OF 672.74 FEET TO A 4" METAL FENCE CORNER POST FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID 70.81 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 36.4 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN 4460, PAGE 271, O.P.R.J.C.T.;

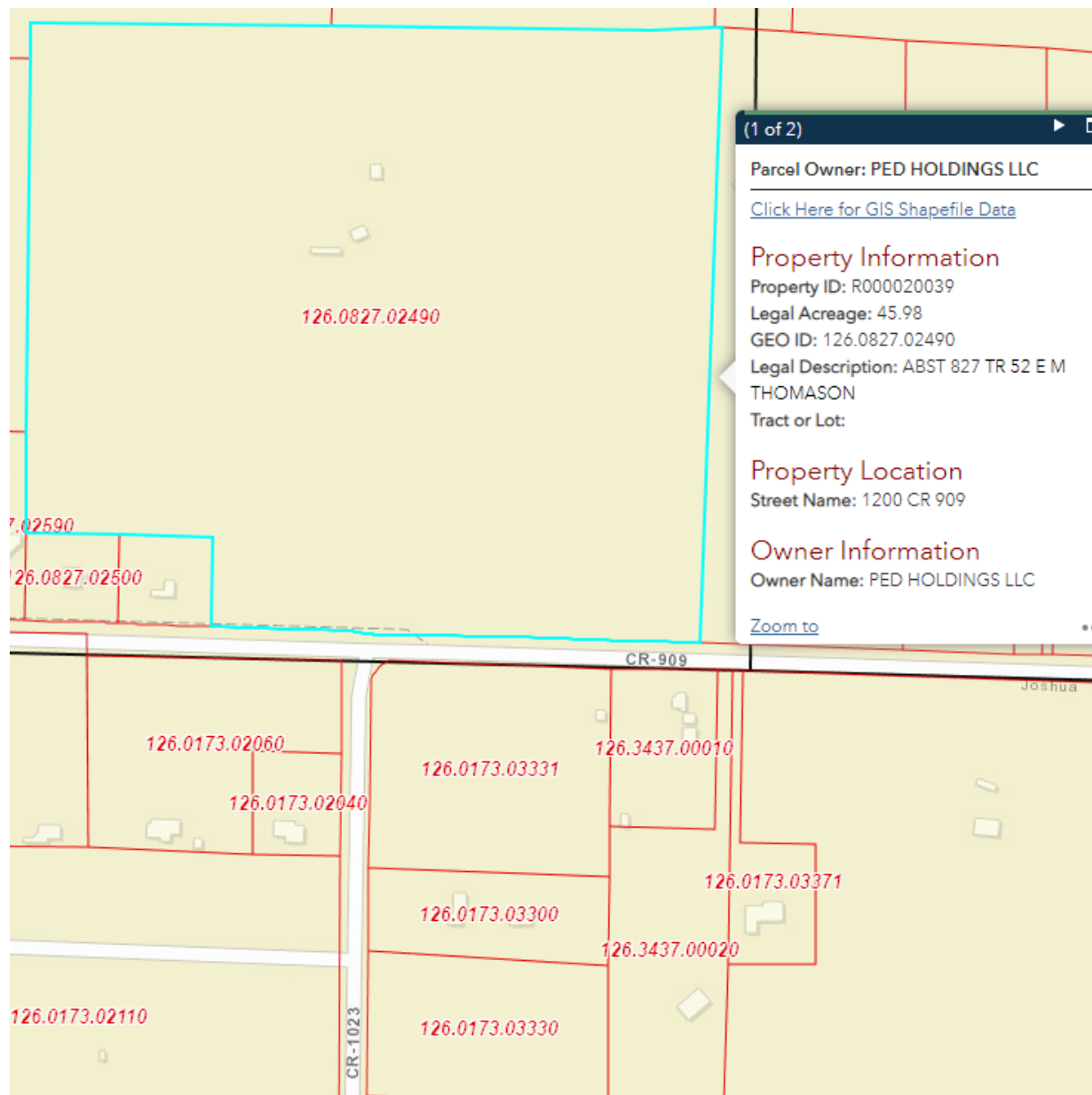
THENCE S 89°37'08" E WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 36.4 ACRE TRACT, GENERALLY ALONG A FENCE, A DISTANCE OF 680.76 FEET TO A 2" METAL FENCE CORNER POST FOUND FOR AN ANGLE POINT;

THENCE N 87°26'02" E, GENERALLY ALONG A FENCE, A DISTANCE OF 37.19 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 1.55 ACRE TRACT;

THENCE N 86°46'44" E WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 36.4 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.39 FEET TO A 6" FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 36.4 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID 14.028 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 71°44'41" W, 0.50 FEET;

THENCE S 2°05'44" W WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 455.97 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE SOUTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING THE EASTERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 14.028 ACRE TRACT;

THENCE S 1°07'55" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, AT A DISTANCE OF 921.31 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909, IN ALL A DISTANCE OF 946.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.040 ACRES OF LAND.





March 28, 2023

Location: Joshua Highlands Addition

Lots 1-11, Block 1, Lots 1-24, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4  
Lots 1-14, Block 5, Lots 1-16, Block 6, Lots 1-15, Block 7, Lot 1U, Lot 2X, Lots 3-7, Lot 8X,  
Lots 9-11, Lot 12X, Lots 13-29, Block 8, Lot 1X, Block 9  
CR 909  
City of Joshua

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.

This letter does verify approval on the utility plans for this development. However, the developer will be required to install the infrastructure to service this subdivision.

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

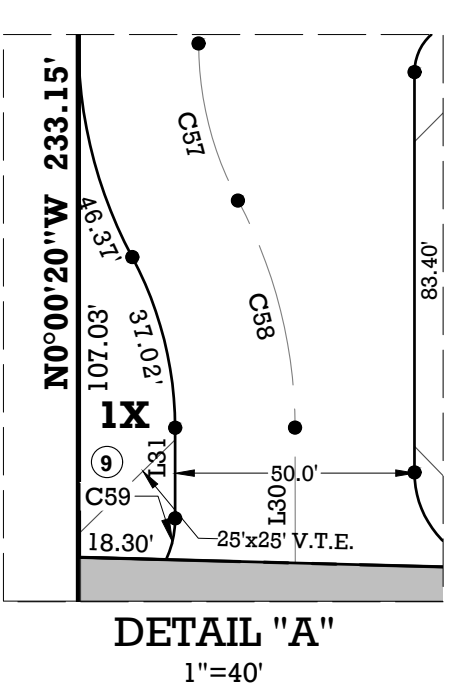
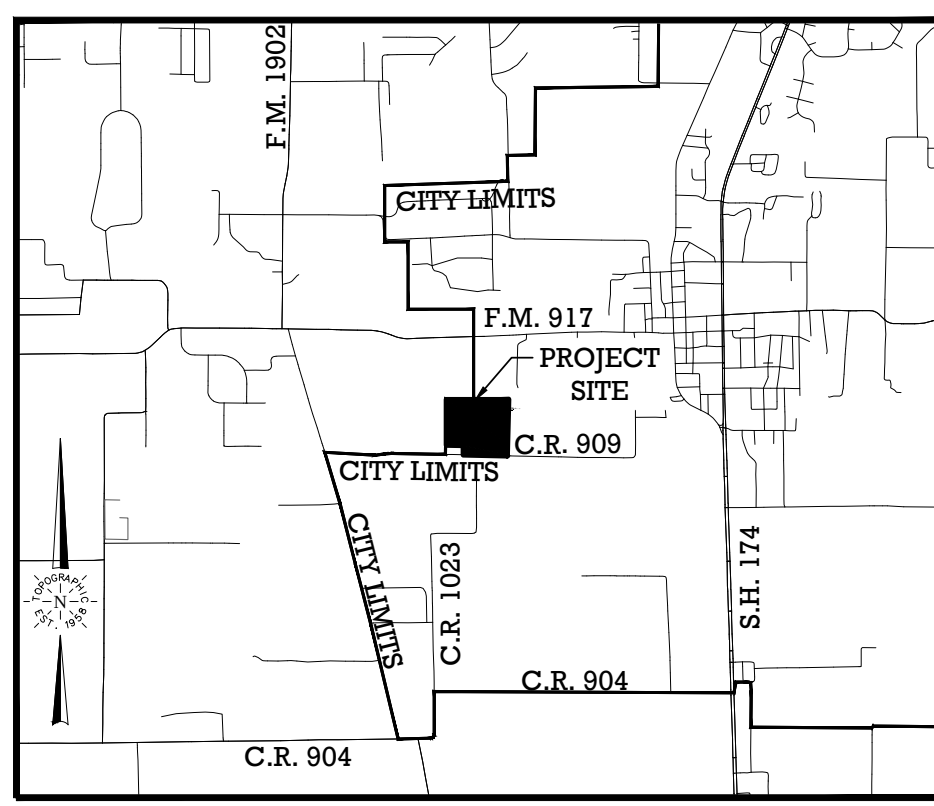
Sincerely,

Kimberly J Wilson  
Easement Analyst  
kwilson@jcsud.com  
(817) 760-5204

Enclosure: Submitted Plat for Approval







NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°21'59"	751.00	109.66'	S85°51'25"E	109.57'
C2	18°37'23"	1548.00	422.37'	S89°29'07"E	421.06'
C3	7°33'51"	2000.00	284.04'	N86°29'07"E	283.85'
C4	37°54'03"	100.00	66.15'	S70°46'55"E	64.95'
C5	56°58'23"	100.00	99.44'	S23°20'42"E	95.39'
C6	8°29'08"	2000.00	286.20'	S00°53'56"W	285.93'
C7	5°31'55"	2000.00	193.10'	S00°34'41"E	193.02'
C8	1°04'35"	2000.00	37.57'	S01°38'59"W	37.57'
C9	6°50'44"	500.00	59.74'	S87°55'11"W	59.70'
C10	5°29'47"	500.00	47.97'	S87°14'43"W	47.95'
C11	10°48'22"	800.00	150.88'	N05°27'01"W	150.66'
C12	11°38'56"	400.00	81.33'	S85°13'51"W	81.19'
C13	88°56'41"	50.00	77.62'	N44°28'21"W	70.06'
C14	7°06'04"	800.00	98.82'	N03°32'32"E	98.85'
C15	18°25'53"	200.00	64.34'	N80°47'04"E	64.08'
C16	9°31'02"	500.00	83.05'	N76°19'38"E	82.96'
C17	10°35'55"	500.00	92.49'	N86°56'10"E	92.36'
C18	2°54'22"	200.00	10.14'	S86°18'42"E	10.14'
C19	5°44'04"	500.00	50.04'	N05°38'03"W	50.02'
C20	7°48'45"	500.00	67.89'	N06°39'23"W	67.83'
C21	9°49'50"	537.00	92.14'	S84°03'43"W	92.02'
C22	2°57'53"	2347.00	121.44'	N89°32'26"W	121.43'
C23	2°07'32"	1653.00	61.32'	N89°07'15"W	61.32'
C24	88°28'47"	20.05	30.96'	N44°14'23"W	27.98'
C25	89°59'37"	10.50	16.49'	N44°59'48"E	14.85'
C26	89°46'31"	10.50	16.45'	S43°46'11"E	14.82'
C27	90°24'09"	20.05	31.84'	S46°19'09"W	28.45'
C28	89°57'34"	10.50	16.49'	N45°01'36"W	14.84'
C29	88°59'00"	10.50	16.31'	S46°51'04"W	14.72'
C30	86°26'30"	10.50	15.84'	S46°33'54"E	14.38'

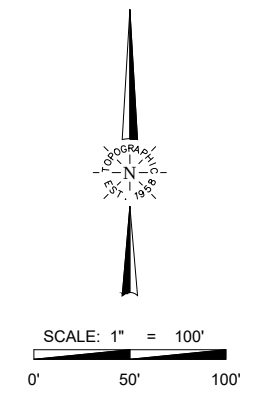
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C31	90°00'00"	10.50	16.49'	N34°08'48"E	14.85'
C32	88°56'41"	25.00	38.81'	N44°28'21"W	35.03'
C33	90°00'00"	10.50	16.49'	N45°00'00"E	14.85'
C34	90°24'07"	10.50	16.57'	S83°42'47"E	14.90'
C35	89°03'24"	10.50	16.32'	S34°37'06"W	14.73'
C36	90°06'44"	10.50	16.51'	N34°49'55"W	14.86'
C37	90°08'56"	10.50	16.52'	N36°33'45"E	14.87'
C38	89°10'39"	10.50	16.34'	S40°16'11"E	14.74'
C39	92°39'08"	10.50	16.98'	S43°53'17"W	15.19'
C40	90°00'00"	10.50	16.49'	N45°00'00"W	14.85'
C41	89°48'19"	10.50	16.46'	N51°59'13"E	14.82'
C42	87°54'21"	10.50	16.11'	S52°27'84"E	14.58'
C43	89°35'53"	10.50	16.42'	S36°17'13"W	14.80'
C44	89°51'04"	10.50	16.47'	S53°29'15"E	14.83'
C45	92°34'42"	10.50	16.97'	S37°46'38"W	15.18'
C46	90°00'00"	10.50	16.49'	N50°08'29"E	14.85'
C47	2°54'22"	345.00	17.50'	S86°18'42"E	17.50'
C48	90°00'00"	10.50	16.49'	N55°51'12"W	14.85'
C49	3°03'46"	75.00	4.01'	N87°24'48"W	4.01'
C50	43°48'54"	50.00	38.24'	S74°36'57"W	37.31'
C51	43°50'48"	50.00	38.26'	N01°33'12"W	37.34'
C52	49°22'56"	50.00	43.09'	N14°56'19"W	41.77'
C53	28°35'40"	50.00	24.95'	N24°02'59"E	24.70'
C54	3°03'46"	75.00	4.01'	N01°31'53"W	4.01'
C55	95°53'36"	10.50	17.57'	N40°51'39"W	15.89'
C56	91°19'16"	20.00	31.88'	S42°58'58"E	28.61'
C57	28°05'29"	69.50	34.08'	N41°05'34"W	33.73'
C58	28°05'29"	100.50	49.27'	N14°05'34"W	48.78'
C59	24°42'16"	20.50	8.84'	S12°18'18"W	8.77'

APPROVED

CHAIRMAN, PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



PLAT RECORDED IN: \_\_\_\_\_ SLIDE \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY \_\_\_\_\_

CASE NUMBER PP2021-06

LEGEND	ABBREVIATIONS	OWNER	ENGINEER/SURVEYOR
<p>— SUBJECT PROPERTY LINE</p> <p>- - - ADJOINER LINE</p> <p>- - - EASEMENT</p> <p>● IRON ROD FOUND (RF) (AS NOTED)</p>	<p>O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS</p> <p>D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS</p> <p>P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>R.O.W. = RIGHT-OF-WAY</p> <p>U.E. = UTILITY EASEMENT</p> <p>L.E. = LANDSCAPE EASEMENT</p> <p>V.T.E. = VISIBILITY TRIANGLE EASEMENT</p> <p>J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT</p> <p>O.S. = OPEN SPACE</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>S.W.E. = SCREENING WALL EASEMENT</p> <p>A.D.&amp;U.E. = ACCESS, DRAINAGE AND UTILITY EASEMENT</p>	<p>PED HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY 1400 EVERMAN PARKWAY, STE 146 FORT WORTH, TX 76140 (817) 744-7512 BRIAN.KRAFFT@TOPOGRAPHIC.COM</p>	<p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINDCOTT ROAD, SUITE 200, HENNERBROOK, TEXAS 79128 TEL: 817.242.1234 FAX: 817.744.7504 TEXAS FIRM REGISTRATION NO. 1042504 WWW.TOPOGRAPHIC.COM</p>

LEGEND

— SUBJECT PROPERTY LINE

- - - ADJOINER LINE

- - - EASEMENT

● IRON ROD FOUND (RF) (AS NOTED)

ABBREVIATIONS

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS

P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS

(XXXX) = DEED CALLS

P.O.B. = PLACE OF BEGINNING

R.O.W. = RIGHT-OF-WAY

U.E. = UTILITY EASEMENT

L.E. = LANDSCAPE EASEMENT

V.T.E. = VISIBILITY TRIANGLE EASEMENT

J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

O.S. = OPEN SPACE

D.E. = DRAINAGE EASEMENT

S.W.E. = SCREENING WALL EASEMENT

A.D.&U.E. = ACCESS, DRAINAGE AND UTILITY EASEMENT

OWNER

PED HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
1400 EVERMAN PARKWAY, STE 146  
FORT WORTH, TX 76140  
(817) 744-7512  
BRIAN.KRAFFT@TOPOGRAPHIC.COM

ENGINEER/SURVEYOR

TOPOGRAPHIC  
LOYALTY INNOVATION LEGACY  
481 WINDCOTT ROAD, SUITE 200, HENNERBROOK, TEXAS 79128  
TEL: 817.242.1234 FAX: 817.744.7504  
TEXAS FIRM REGISTRATION NO. 1042504  
WWW.TOPOGRAPHIC.COM

FINAL PLAT

LOTS 1-11, BLOCK 1, LOTS 1-24, BLOCK 2, LOTS 1-16, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-14, BLOCK 5, LOTS 1-16, BLOCK 6, LOTS 1-15, BLOCK 7, LOT 1U, LOT 2X, LOTS 3-7, LOT 8X, LOTS 9-11, LOT 12X, LOTS 13-29, BLOCK 8, LOT 1X, BLOCK 9, BEING 46.040 ACRES LOCATED IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827 CITY OF JOSHUA, JOHNSON COUNTY, TEXAS 137 SINGLE FAMILY RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND ONE UTILITY LOT.

FILE: PP\_LD\_MILLER TRACT\_20220707

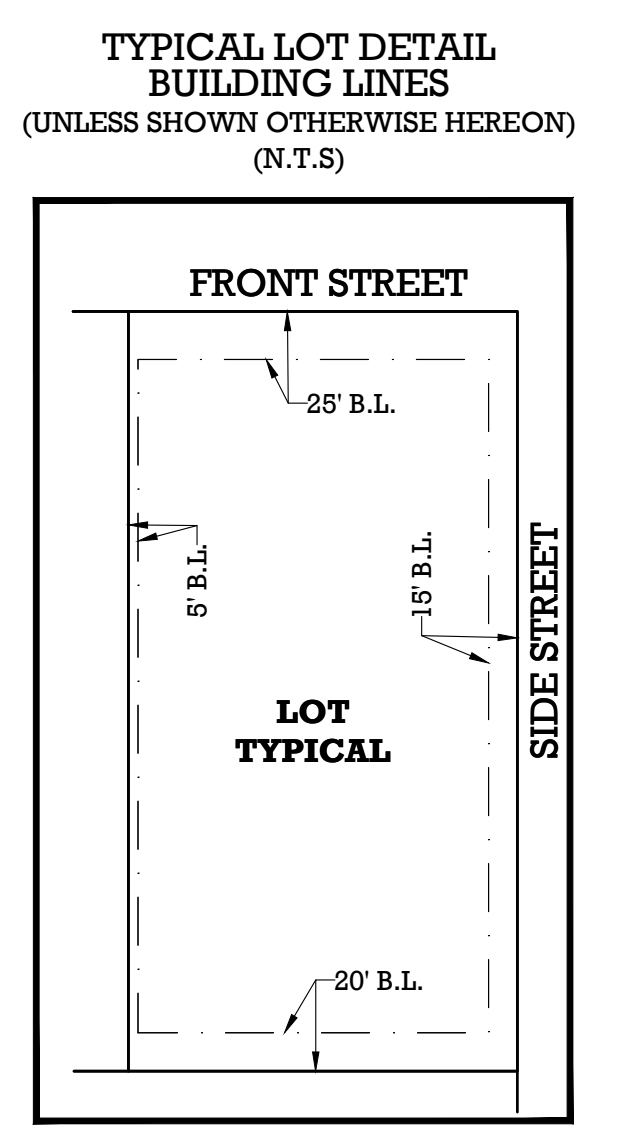
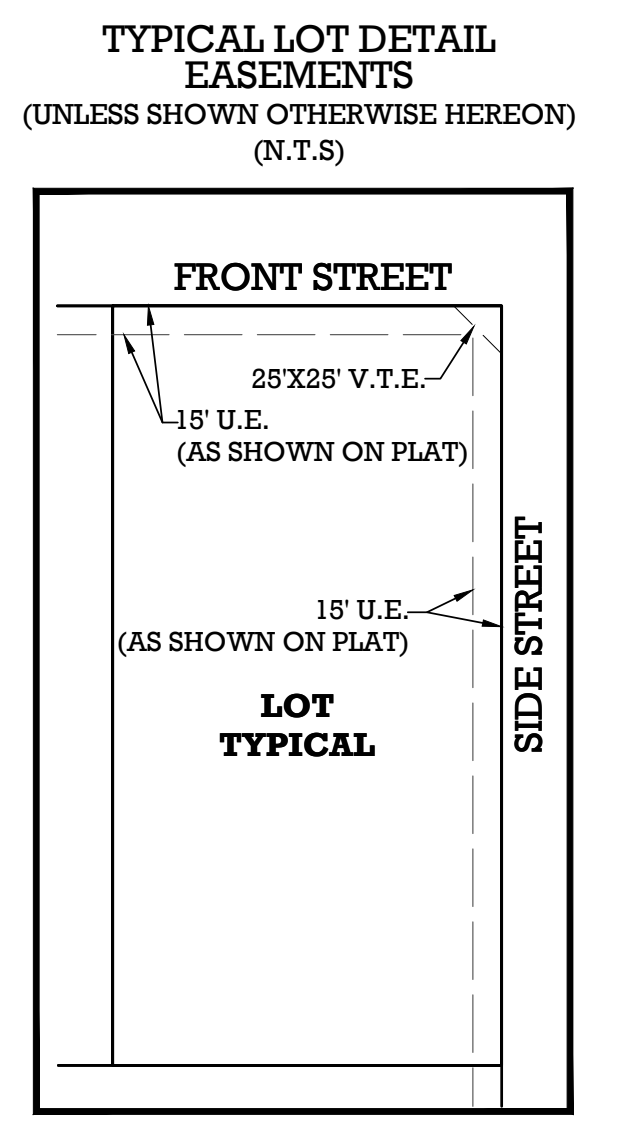
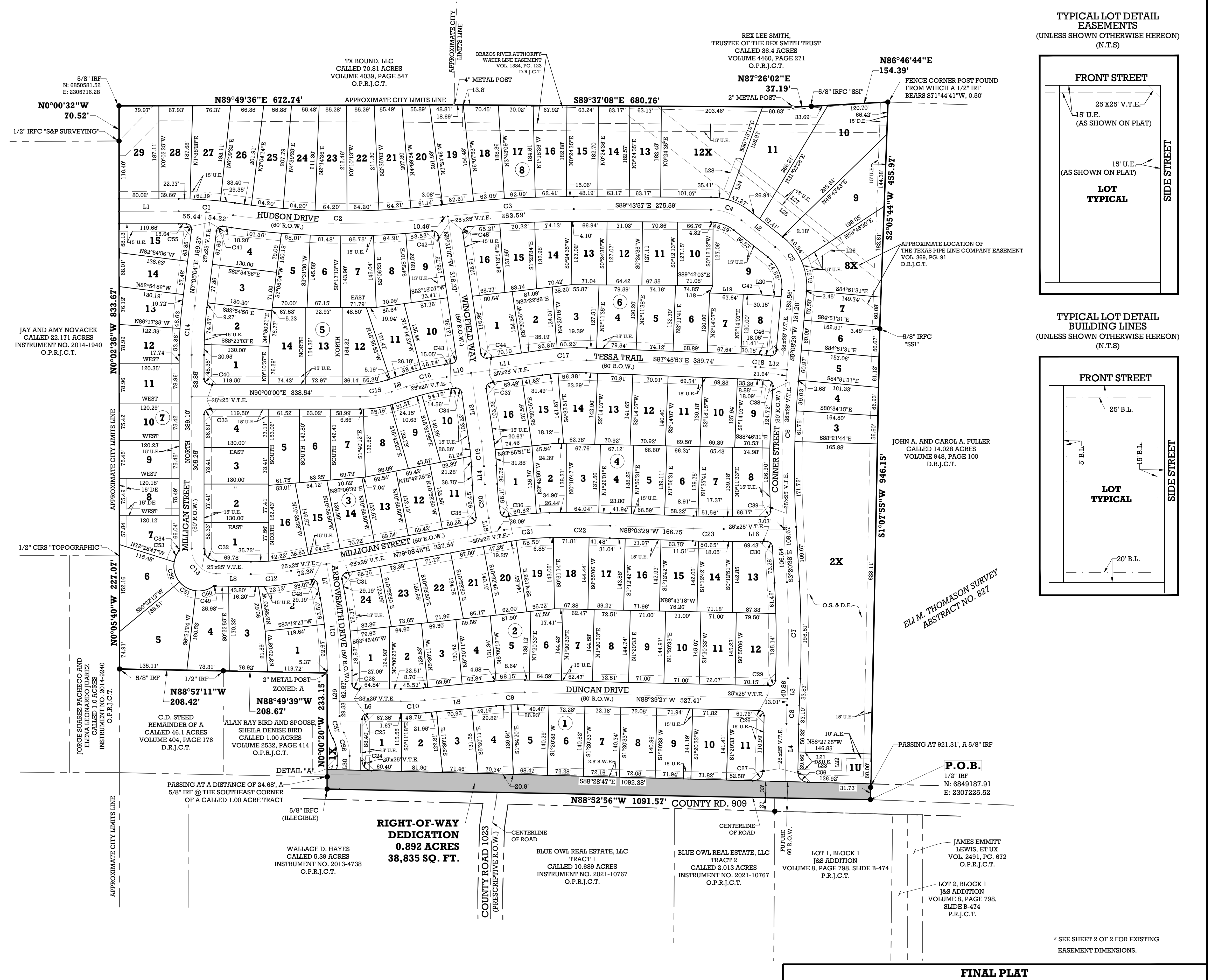
DRAFT: BT

CHECK: SED

DATE: 03/17/2023

REVISION

0



\* SEE SHEET 2 OF 2 FOR EXISTING EASEMENT DIMENSIONS.

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1-11)

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1-24)

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1-16)

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1-16)

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1-14)

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1-16)

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1-15)

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1U-29)

LOT TABLE with columns: LOT NO., BLOCK, ACRES, SQ. FT. (Lots 1X-9)

GENERAL NOTES:

- 1. ALL BEARINGS SHOWN HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM... 2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE... 3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY... 4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0160, REVISED DECEMBER 4, 2012... 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE... 6. LOTS SHOWN HEREON WITH "X" CAN NOT BE BUILT ON AND ARE INTENDED TO BE USED FOR DRAINAGE AND DETENTION... 7. SUBJECT PROPERTY IS CURRENTLY ZONED SINGLE FAMILY RESIDENTIAL (R1)... 8. 140 LOTS; 137 RESIDENTIAL, 3 "X" LOTS... 9. BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE CITY OF JOSHUA CHAPTER 14 ZONING ORDINANCE... 10. PROPOSED USE: SINGLE FAMILY... 11. NO LOT WITHIN THIS ADDITION SHALL BE ALLOWED DRIVEWAY ACCESS TO COUNTY ROAD 909... 12. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW... 13. SCREENING WALL LOCATED IN BLOCK 1 WILL BE MAINTAINED BY THE H.O.A... 14. RETAINING WALLS WILL BE MAINTAINED BY THE OWNER OF THE PROPERTY ON WHICH THE RETAINING WALL IS LOCATED... 15. H.O.A. IS TO BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE LOTS, DRAINAGE EASEMENTS, AND DETENTION BASINS... 16. LOT 1U, BLOCK 8 IS TO BE UTILIZED FOR A SANITARY SEWER LIFT STATION, AND IS NOT TO BE USED AS A RESIDENTIAL LOT.

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS PED HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827, JOHNSON COUNTY TEXAS, AND BEING ALL OF A CALLED 44.427 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 1.55 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED RECORDED IN INSTRUMENT NO. 2021-31287, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 14.028 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 948, PAGE 100, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND LOCATED IN COUNTY ROAD NO. 909;

THENCE N 88°52'56" W WITH THE SOUTHERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 909, A DISTANCE OF 1091.57 FEET TO A 5/8" IRON ROD FOUND WITH A CAP HAVING ILLEGIBLE MARKINGS AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 00°00'20" W WITH THE SOUTHERNMOST WEST LINE OF SAID 44.427 ACRE TRACT, AT 24.68 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909 AT THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2832, PAGE 414, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), IN ALL A DISTANCE OF 233.15 FEET TO A 2" METAL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 88°49'39" W WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT AND THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN ANGLE POINT IN SAID WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT;

THENCE N 88°57'11" W, CONTINUING WITH THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.42 FEET TO A 5/8" IRON ROD FOUND AT THE WESTERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT, LOCATED IN THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-9240, O.P.R.J.C.T.;

THENCE N 00°04'40" W WITH THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 44.427 ACRE TRACT AND GENERALLY ALONG A FENCE, A DISTANCE OF 227.07 FEET TO THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT ALSO BEING THE EASTERNMOST SOUTHEAST CORNER OF A CALLED 22.171 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-1940, O.P.R.J.C.T., FROM WHICH A 4" METAL FENCE CORNER POST BEARS S 9°44'18" W, A DISTANCE OF 0.68 FEET;

THENCE N 00°02'38" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 22.171 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 833.87 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 22.171 ACRE TRACT, ALSO BEING THE SOUTHERNMOST SOUTHEAST CORNER OF A CALLED 70.81 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4039, PAGE 547, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 44.427 ACRE TRACT;

THENCE WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 70.81 ACRE TRACT AS FOLLOWS: N 00°00'32" W, A DISTANCE OF 70.52 FEET TO A 5/8" IRON ROD FOUND FOR A CORNER;

N 89°49'36" E, GENERALLY ALONG A FENCE, A DISTANCE OF 672.74 FEET TO A 4" METAL FENCE CORNER POST FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID 70.81 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 36.4 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN 4460, PAGE 271, O.P.R.J.C.T.;

THENCE S 89°37'08" E WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 36.4 ACRE TRACT, GENERALLY ALONG A FENCE, A DISTANCE OF 680.76 FEET TO A 2" METAL FENCE CORNER POST FOUND FOR AN ANGLE POINT;

THENCE N 87°26'02" E, GENERALLY ALONG A FENCE, A DISTANCE OF 37.19 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 1.55 ACRE TRACT;

THENCE N 86°46'44" E WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 36.4 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.39 FEET TO A 6" FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 36.4 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID 14.028 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 71°44'41" W, 0.50 FEET;

THENCE S 2°05'44" W WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 455.97 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE SOUTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING THE EASTERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 14.028 ACRE TRACT;

THENCE S 1°07'55" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, AT A DISTANCE OF 821.31 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909, IN ALL A DISTANCE OF 946.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.040 ACRES OF LAND.

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 THIS 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 PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR 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 FILING, 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PED HOLDINGS, LLC, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS JOSHUA HIGHLANDS ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND WE 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.

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN KRAFFT OF PED HOLDINGS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UPON MY HAND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF JOSHUA HIGHLANDS ADDITION, AN ADDITION 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

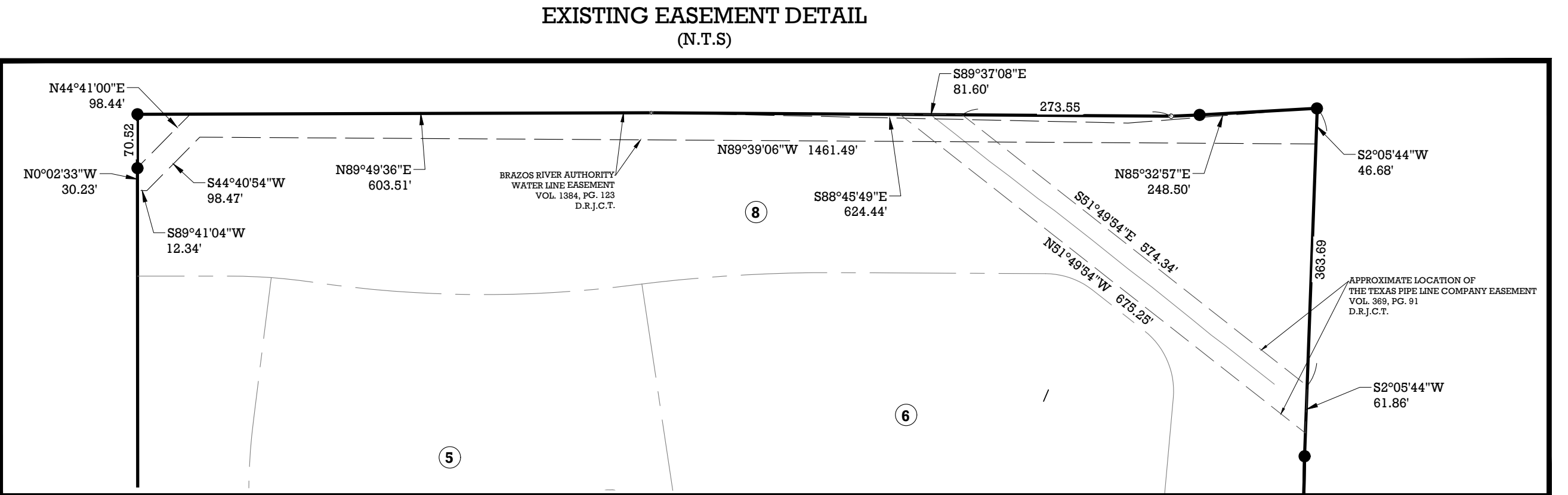
CERTIFICATION:

THIS IS TO CERTIFY THAT I, S. ERIK DUMAS, 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 ON NOVEMBER 04-SEPTEMBER 28, 2021; AND THAT ALL MONUMENTS FOR LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE SHOWN THEREON AS "SET" WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA.

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

S. ERIK DUMAS TEXAS R.P.L.S. NO. 5371 DATE: \_\_\_\_\_

PLAT RECORDED IN: \_\_\_\_\_, SLIDE \_\_\_\_\_ DATE: \_\_\_\_\_ COUNTY CLERK, JOHNSON COUNTY, TEXAS DEPUTY \_\_\_\_\_



CASE NUMBER PP2021-06

LEGEND table with symbols for Subject Property Line, Adjoiner Line, Easement, and Iron Rod Found (IRF) (As Noted).

ABBREVIATIONS table listing terms like O.P.R.J.C.T., D.R.J.C.T., P.R.J.C.T., (XXX) = DEED CALLS, P.O.B., R.O.W., U.E., L.E., V.T.E., J.C.S.U.D.E., D.E., S.W.E., A.D.&U.E.

OWNER: PED HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY 1400 EVERMAN PARKWAY, STE 146 FORT WORTH, TX 76140 (817) 744-7512 BRIAN.KRAFFT@TOPOGRAPHIC.COM

ENGINEER/SURVEYOR: TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINGSCOTT ROAD, SU. 200 - BENBROOK, TEXAS 76126 TEL: 817.960.1170 FAX: 817.960.1171 WWW.TOPOGRAPHIC.COM

FINAL PLAT table with fields: FILE: PP\_LD\_MILLER TRACT\_20220707, REVISION: 0, DRAFT: BT, CHECK: SED, SHEET: 2 OF 2, DATE: 03/17/2023





**Planning & Zoning Agenda  
April 3, 2023**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a Replat regarding 9.944 acres of land known as Lot 1R &2, Block 1, Good Legacy Ranch, George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas located at 6028 County Road 1023 for the future construction of a residential home.

**Background Information:**

**History:** The subject property was platted in 2021.

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

**Analysis:** The plat is converting one tract into two platted lots for the construction of a residential home.

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

**Transportation:** Rights-of-way dedications have already been dedicated by the previous 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:**

*Item 3.*

1. Replat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Replat of Good Legacy Ranch

### City of Joshua Development Services Universal Application

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

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

#### PROJECT INFORMATION

Project Name: LOTS 1R & 2, Block 1, Good Legacy Ranch

Project Address (Location): 6028 CR 1023

Existing Zoning: Ag Proposed Zoning: Ag

Existing Use: Ag Proposed Use: Ag

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 9.944

**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: Marcus Miller Company: Lonestar Land Surveying

Address: 3521 SW Wilshire Blvd., Suite A Tel: 817-935-8701 Fax: \_\_\_\_\_

City: Joshua State: TX ZIP: 76058 Email: Marcus.Miller@lonestarlansurveying.com

Property Owner: Z Aaron & Ralph Good Company: \_\_\_\_\_

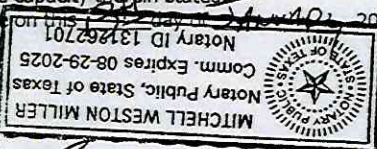
Address: 6028 CR 1023 Tel: 817 905-6888 Fax: \_\_\_\_\_

City: Joshua State: TX ZIP: 76058 Email: algood@WANL.NET

Key Contact: Marcus Miller Company: Lonestar Land Surveying

Address: 3521 SW Wilshire Blvd., Suite A Tel: 817-935-8701 Fax: \_\_\_\_\_

City: Joshua State: TX ZIP: 76058 Email: Marcus.Miller@lonestarlansurveying.com

<p><b>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)</b></p> <p>SIGNATURE: <u>[Signature]</u> <small>(Letter of authorization required if signature is other than property owner)</small></p> <p>Print or Type Name: <u>Z Aaron &amp; Ralph Good</u></p> <p>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</p> <p>Given under my hand and seal of office on this <u>13th</u> day of <u>April</u>, 2023</p> <div style="text-align: center;">  </div> <p>Notary Public _____</p> <p>Signature: <u>[Signature]</u> Date: <u>1-13-2023</u></p>	<p><b>For Departmental Use Only</b></p> <p>Case No.: <u>RP23-02</u> <u>23-00122-01</u></p> <p>Project Manager: <u>Marcus Miller</u></p> <p>Total Fee(s): <u>\$500 App</u> <u>\$2500 Deposit</u></p> <p>Check No.: <u>#10440</u></p> <p>Date Submitted: <u>3-7-23</u></p> <p>Accepted By: <u>[Signature]</u></p> <p>Date of Complete Application: <u>3-20-23</u></p>
---	---

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

**OWNER'S CERTIFICATE****STATE OF TEXAS****COUNTY OF JOHNSON**

**WHEREAS SHARON AND RALPH GOOD**, OWNERS OF A 9.944 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, GOOD LEGACY RANCH, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-5, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE LOWER SOUTHWEST CORNER OF SAID LOT 1, AND BEING THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO BOBBY GENE REYNOLDS AND JIMMIE LOIS REYNOLDS, RECORDED IN VOLUME 561, PAGE 635, DEED RECORDS, JOHNSON COUNTY, TEXAS, ALSO BEING ON THE NORTH LINE OF A CALLED 144.244 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO TEAGUE NALL AND PERKINS, INC., RECORDED IN COUNTY CLERK'S NUMBER 2002-6075, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST, DEPARTING SAID NORTH LINE, ALONG THE LOWER WEST LINE OF SAID CALLED LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 124.94 FEET, TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 25 MINUTES 26 SECONDS EAST, ALONG THE UPPER SOUTH LINE OF SAID LOT 1, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 318.64 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE UPPER SOUTHWEST CORNER OF SAID LOT 1, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1023, A PRESCRIPTIVE RIGHT-OF-WAY;

**THENCE** NORTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 96.42 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 1, BEING IN THE SOUTH LINE OF A CALLED 2.018 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO AMBER PACE, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-26442, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 89 DEGREES 25 MINUTES 26 SECONDS WEST, ALONG THE LOWER NORTH LINE OF SAID LOT 1, BEING COMMON WITH SAID SOUTH LINE, A DISTANCE OF 323.59 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" FOR AN INTERIOR ELL CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.018 ACRE TRACT;

**THENCE** NORTH 02 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE UPPER WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 2.018 ACRE TRACT OF LAND, A DISTANCE OF 314.73 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR AN ANGLE POINT IN SAID UPPER WEST LINE, BEING THE NORTHEAST CORNER OF SAID CALLED 2.018 ACER TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.012 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO BRITTINIE ROGERS, RECORDED IN COUNTY CLERK'S NUMBER 2013-19865, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 02 DEGREES 35 MINUTES 15 SECONDS EAST, CONTINUING ALONG SAID UPPER WEST LINE, A DISTANCE OF 244.44 FEET, TO AN 8" WOOD FENCE CORNER POST FOUND FOR AN EXTERIOR ELL CORNER OF SAID LOT 1, AND BEING IN THE SOUTH LINE OF A CALLED 2.021 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO THURON P. AMASON AND WIFE, MAMIE V. AMASON, FILED FOR RECORD IN VOLUME 553, PAGE 257, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 88 DEGREES 52 MINUTES 05 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 2.021 ACRE TRACT, A DISTANCE OF 190.60 FEET, TO A 1/2" PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.021 ACRE TRACT;

**THENCE** NORTH 00 DEGREES 06 MINUTES 45 SECONDS WEST, ALONG THE UPPER WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 2.021 ACRE TRACT, A DISTANCE OF 153.65 FEET, TO A 2" STEEL FENCE CORNER POST FOUND FOR THE UPPER NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, J&S ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 798, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 89 DEGREES 28 MINUTES 24 SECONDS EAST, ALONG THE UPPER NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 257.08 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, AND BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LINE AS DESCRIBED BY DEED TO TOMMIE IRENE MAINES CAIN, FILED FOR

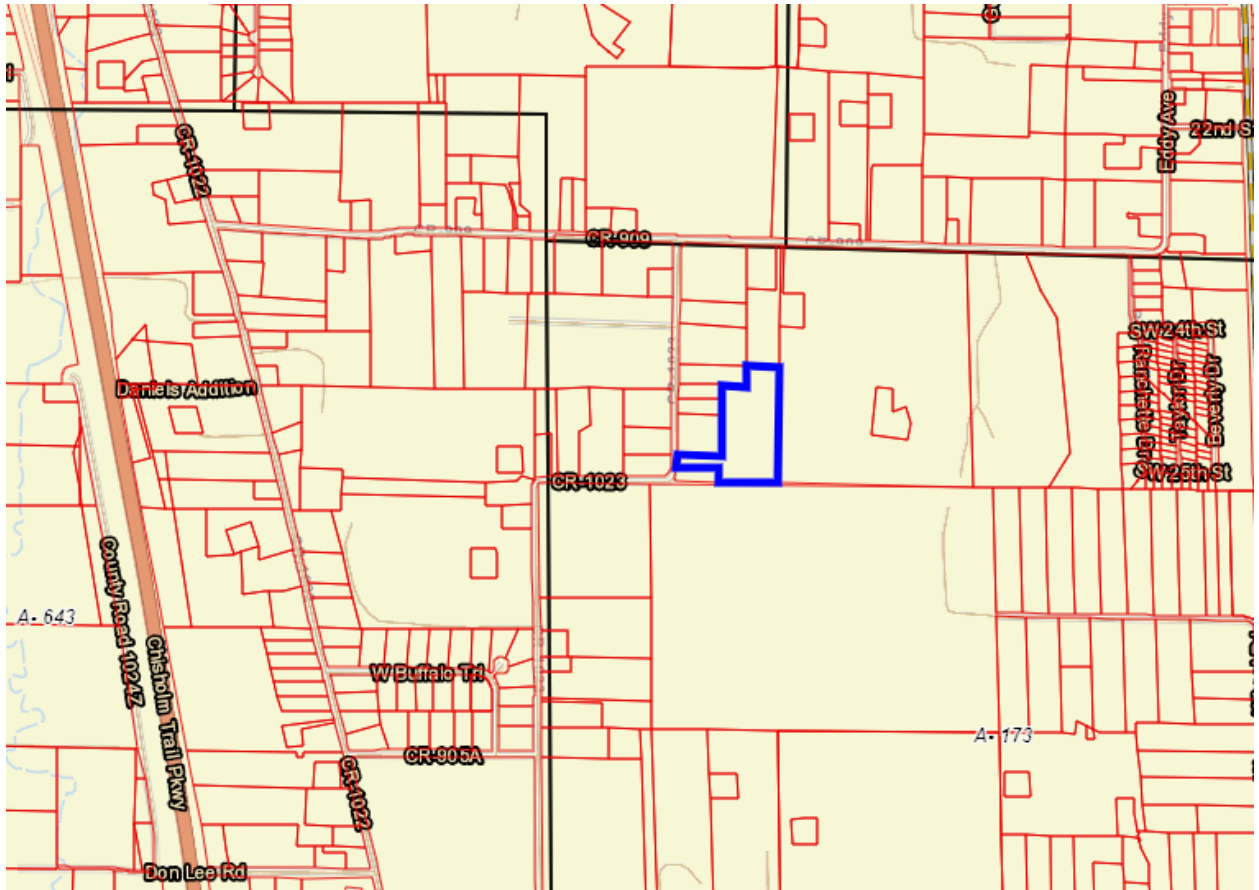
RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2015-14596, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, BEING COMMON WITH THE WEST LINE OF SAID CAIN TRACT, A DISTANCE OF 932.81 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF SAID CAIN TRACT, AND BEING IN THE NORTH LINE OF SAID CALLED 144.244 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BEING COMMON WITH SAID NORTH LINE, A DISTANCE OF 479.04 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 9.944 ACRES OR 433,156 SQUARE FEET, OR LAND, MORE OR LESS.



## Vicinity Map





March 3, 2023

Location: Good Legacy Ranch  
Lots 1R & 2, Block 1  
CR 1023, 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.

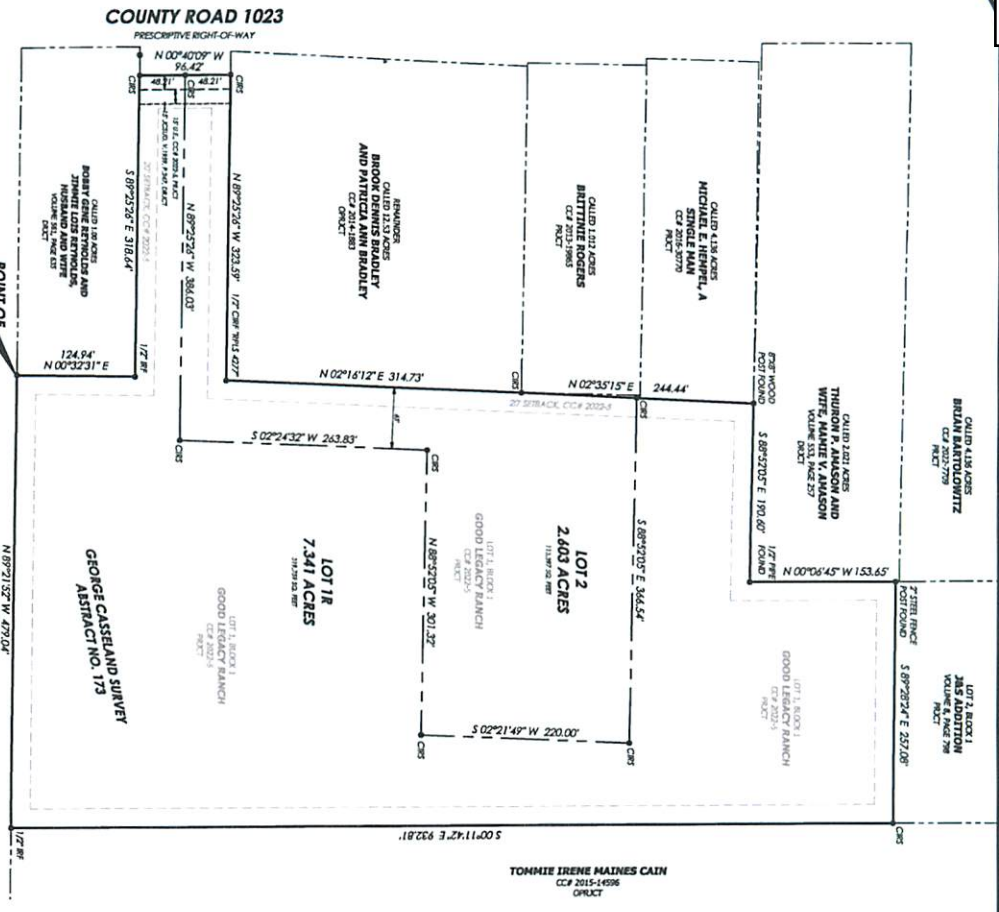
A replat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson  
Easement Analyst  
(817) 760-5204

Enclosure: Submitted Plat for Approval





**CITY CASE NO. 2023-XX**  
 PREPARED DATE: 2023 JANUARY 23, 2023  
 REVISION NO. 1  
 SHEET 1 OF 1

**OWNER:**  
 LONESTAR LAND SURVEYING, LLC  
 TRP&S FIRM# 10194707  
 3801 SW THILSHIRE BLVD,  
 JOSEPH, TX 78668  
 817-665-6701  
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

**GENERAL NOTES**

1. THE LOTS OF BLOCK 1 ARE BEING RE-SUBDIVIDED FROM THE NORTH-CENTRAL-PINE, 2023.
2. BEING A PORTION OF A LOT 101 WITHIN THE ADDITION BY DEED AND RECORDS OF THE CITY OF JOSHUA, TEXAS.
3. THE PLAT DOES NOT SHOW OR AFFECT ANY RIGHTS OF ADJACENT OWNERS.
4. ANY RIGHTS, EASES, OR INTERESTS IN THE PLAT SHALL REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CITY OF JOSHUA, TEXAS, SHALL HAVE THE RIGHT TO REVOKE ALL OR PART OF ANY EASEMENT, RIGHT, OR INTEREST IN THE PLAT IF THE CITY OF JOSHUA, TEXAS, DETERMINES THAT THE PLAT DOES NOT COMPLY WITH THE CITY OF JOSHUA, TEXAS, ZONING ORDINANCES.
6. THE CITY OF JOSHUA, TEXAS, SHALL HAVE THE RIGHT TO REVOKE ALL OR PART OF ANY EASEMENT, RIGHT, OR INTEREST IN THE PLAT IF THE CITY OF JOSHUA, TEXAS, DETERMINES THAT THE PLAT DOES NOT COMPLY WITH THE CITY OF JOSHUA, TEXAS, ZONING ORDINANCES.
7. THE CITY OF JOSHUA, TEXAS, SHALL HAVE THE RIGHT TO REVOKE ALL OR PART OF ANY EASEMENT, RIGHT, OR INTEREST IN THE PLAT IF THE CITY OF JOSHUA, TEXAS, DETERMINES THAT THE PLAT DOES NOT COMPLY WITH THE CITY OF JOSHUA, TEXAS, ZONING ORDINANCES.
8. THE CITY OF JOSHUA, TEXAS, SHALL HAVE THE RIGHT TO REVOKE ALL OR PART OF ANY EASEMENT, RIGHT, OR INTEREST IN THE PLAT IF THE CITY OF JOSHUA, TEXAS, DETERMINES THAT THE PLAT DOES NOT COMPLY WITH THE CITY OF JOSHUA, TEXAS, ZONING ORDINANCES.
9. THE CITY OF JOSHUA, TEXAS, SHALL HAVE THE RIGHT TO REVOKE ALL OR PART OF ANY EASEMENT, RIGHT, OR INTEREST IN THE PLAT IF THE CITY OF JOSHUA, TEXAS, DETERMINES THAT THE PLAT DOES NOT COMPLY WITH THE CITY OF JOSHUA, TEXAS, ZONING ORDINANCES.
10. THE CITY OF JOSHUA, TEXAS, SHALL HAVE THE RIGHT TO REVOKE ALL OR PART OF ANY EASEMENT, RIGHT, OR INTEREST IN THE PLAT IF THE CITY OF JOSHUA, TEXAS, DETERMINES THAT THE PLAT DOES NOT COMPLY WITH THE CITY OF JOSHUA, TEXAS, ZONING ORDINANCES.

**SURVEYOR'S CERTIFICATION**

I, **BRUCE W. HARRIS**, a duly licensed Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corners and boundaries shown hereon were properly located and shown in accordance with the provisions of the Surveyor's Code of Ethics, Chapter 100, Texas Occupations Code, and the rules and regulations of the State Board of Professional Land Surveyors.

**PRELIMINARY**

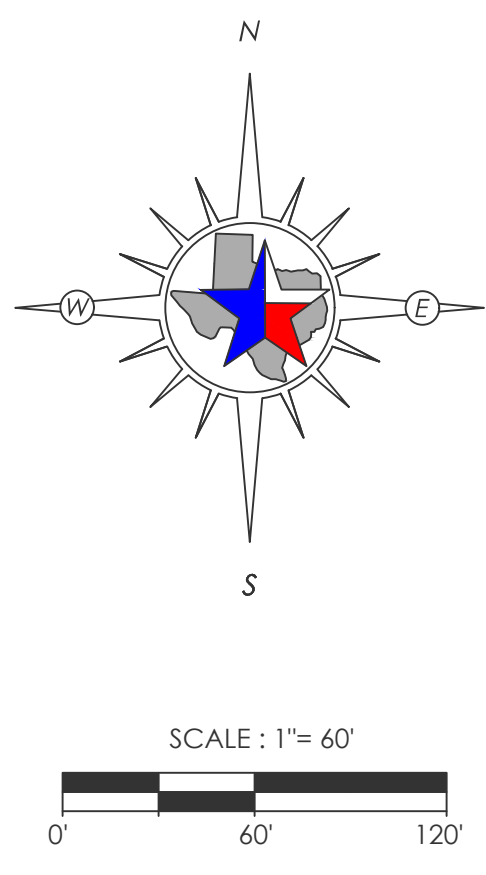
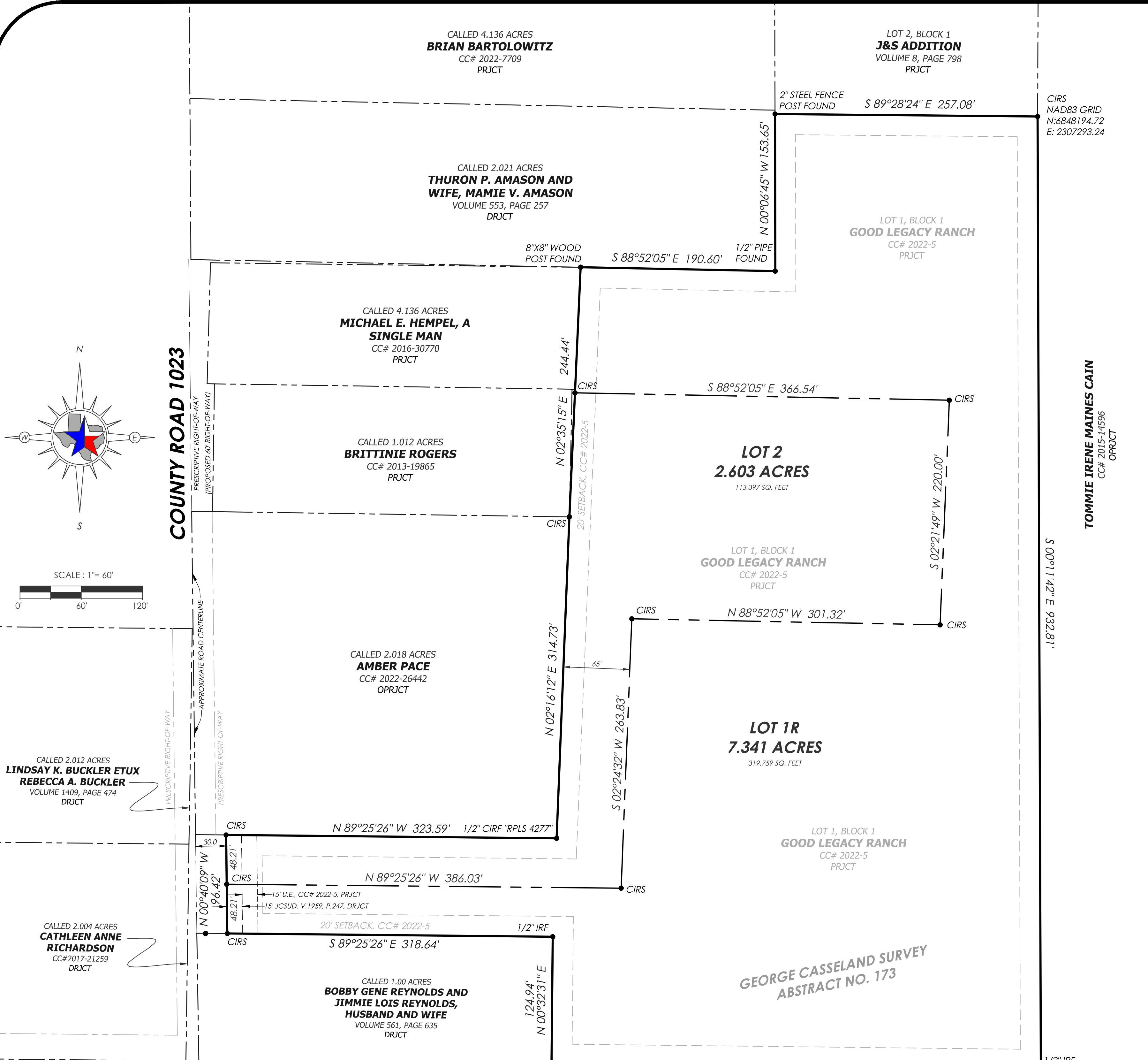
This document shall not be recorded for any purpose and shall not be a part of any public record. It is intended for the use of the parties to the survey and is not to be used for any other purpose. It is subject to change without notice and is not to be relied upon for any purpose other than the one intended.

**OWNER'S CERTIFICATE**

I, **BRUCE W. HARRIS**, a duly licensed Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corners and boundaries shown hereon were properly located and shown in accordance with the provisions of the Surveyor's Code of Ethics, Chapter 100, Texas Occupations Code, and the rules and regulations of the State Board of Professional Land Surveyors.

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF JOSHUA  
 I, **BRUCE W. HARRIS**, a duly licensed Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corners and boundaries shown hereon were properly located and shown in accordance with the provisions of the Surveyor's Code of Ethics, Chapter 100, Texas Occupations Code, and the rules and regulations of the State Board of Professional Land Surveyors.

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF JOSHUA  
 I, **BRUCE W. HARRIS**, a duly licensed Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corners and boundaries shown hereon were properly located and shown in accordance with the provisions of the Surveyor's Code of Ethics, Chapter 100, Texas Occupations Code, and the rules and regulations of the State Board of Professional Land Surveyors.



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GOOD LEGACY RANCH TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

CITY SECRETARY \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**POINT OF BEGINNING**  
CIRS  
NAD83 GRID  
N:6847267.22  
E:2306817.40

CALLLED 144.244 ACRES  
**TEAGUE NALL AND PERKINS, INC.**  
CC# 2022-6075  
PRJCT



**CITY CASE NO. RP23-02**

PROJECT NUMBER: 220756 DATE: MARCH 28, 2023  
REVISED DATE:  
REVISION NOTES:

**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. NO CONSTRUCTION OR FILLING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, 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.
7. 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.
8. THE SOLE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1 INTO 2 LOTS BEING LOTS 1R & 2 FOR THE SOLE PURPOSE OF BUILDING AN ADDITIONAL SINGLE FAMILY RESIDENCE.
9. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
10. WATER PROVIDER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200  
JCSUD HAS ONE EASEMENT ACROSS THE PROPERTY.
11. A TURNAROUND APPROVED BY THE CITY OF JOSHUA WILL BE NEEDED FOR EMERGENCY VEHICLES WHEN LOT 2 IS DEVELOPED.

**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 \_\_\_\_\_ DAY OF MARCH, 2023.

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

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

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT **SHARON AND RALPH GOOD**, BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOTS 1R & 2, BLOCK 1, GOOD LEGACY RANCH**, 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.

THERE ARE NO LIENS AGAINST THE PROPERTY.

SHARON GOOD  
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 SHE 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC \_\_\_\_\_

RALPH GOOD  
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 \_\_\_\_\_, 2023.

NOTARY PUBLIC \_\_\_\_\_

**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 48251C01601, 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 AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS **SHARON AND RALPH GOOD**, OWNERS OF A 9.944 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, GOOD LEGACY RANCH, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-5, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE LOWER SOUTHWEST CORNER OF SAID LOT 1, AND BEING THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO BOBBY GENE REYNOLDS AND JIMMIE LOIS REYNOLDS, RECORDED IN VOLUME 561, PAGE 635, DEED RECORDS, JOHNSON COUNTY, TEXAS, ALSO BEING ON THE NORTH LINE OF A CALLED 144.244 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO TEAGUE NALL AND PERKINS, INC., RECORDED IN COUNTY CLERK'S NUMBER 2022-6075, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST, DEPARTING SAID NORTH LINE, ALONG THE LOWER WEST LINE OF SAID CALLED LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 124.94 FEET, TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 25 MINUTES 26 SECONDS EAST, ALONG THE UPPER SOUTH LINE OF SAID LOT 1, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 318.64 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE UPPER SOUTHWEST CORNER OF SAID LOT 1, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1023, A PRESCRIPTIVE RIGHT-OF-WAY;

**THENCE** NORTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 94.42 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 1, BEING IN THE SOUTH LINE OF A CALLED 2.018 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO AMBER PACE, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-26442, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 89 DEGREES 25 MINUTES 26 SECONDS WEST, ALONG THE LOWER NORTH LINE OF SAID LOT 1, BEING COMMON WITH SAID SOUTH LINE, A DISTANCE OF 323.59 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" FOR AN INTERIOR ELL CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.018 ACRE TRACT;

**THENCE** NORTH 02 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE UPPER WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 2.018 ACRE TRACT OF LAND, A DISTANCE OF 314.73 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR AN ANGLE POINT IN SAID UPPER WEST LINE, BEING THE NORTHEAST CORNER OF SAID CALLED 2.018 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.012 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO BRITINIE ROGERS, RECORDED IN COUNTY CLERK'S NUMBER 2013-19865, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 02 DEGREES 35 MINUTES 15 SECONDS EAST, CONTINUING ALONG SAID UPPER WEST LINE, A DISTANCE OF 244.44 FEET, TO AN 8" WOOD FENCE CORNER POST FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, AND BEING IN THE SOUTH LINE OF A CALLED 2.021 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO THURON P. AMASON AND WIFE, MAMIE V. AMASON, FILED FOR RECORD IN VOLUME 553, PAGE 257, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 88 DEGREES 52 MINUTES 05 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 2.021 ACRE TRACT, A DISTANCE OF 190.60 FEET, TO A 1/2" PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.021 ACRE TRACT;

**THENCE** NORTH 00 DEGREES 06 MINUTES 45 SECONDS WEST, ALONG THE UPPER WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 2.021 ACRE TRACT, A DISTANCE OF 153.65 FEET, TO A 2" STEEL FENCE CORNER POST FOUND FOR THE UPPER NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, J&S ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 798, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 89 DEGREES 28 MINUTES 24 SECONDS EAST, ALONG THE UPPER NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 257.08 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, AND BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LINE AS DESCRIBED BY DEED TO TOMMIE IRENE MAINES CAIN, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2015-14596, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, BEING COMMON WITH THE WEST LINE OF SAID CAIN TRACT, A DISTANCE OF 932.81 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF SAID CAIN TRACT, AND BEING IN THE NORTH LINE OF SAID CALLED 144.244 ACRE TRACT;

**THENCE** NORTH 89 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BEING COMMON WITH SAID NORTH LINE, A DISTANCE OF 479.04 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 9.944 ACRES OR 433,156 SQUARE FEET, OR LAND, MORE OR LESS.

**FILING BLOCK**

PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_, YEAR \_\_\_\_\_

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

DATE \_\_\_\_\_

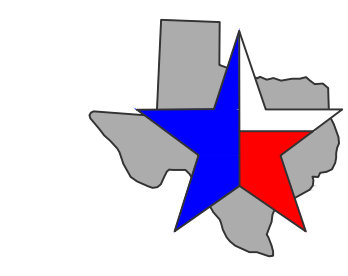
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY \_\_\_\_\_

**OWNER(S)**

SHARON & RALPH GOOD  
6028 COUNTY ROAD 1023  
JOSHUA, TX 76058  
817-905-6881

REPLAT  
**LOTS 1R & 2, BLOCK 1  
GOOD LEGACY RANCH**  
BEING 9.944 ACRES OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NO. 173, CITY OF JOSHUA JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOT 1, BLOCK 1, GOOD LEGACY RANCH, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN CC# 2022-5, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS.  
2 RESIDENTIAL LOTS  
PREPARED: MARCH, 2023



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