



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
FEBRUARY 06, 2023
6:30 PM**

The Planning & Zoning Commission will hold a meeting on February 06, 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/88176947329?pwd=SkhxWEFqdHBaRDlOWjhGMzU1RGNVdz09>

Meeting ID: 88176947329 Passcode: 259248

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. Discuss, consider, and possible action on the meeting minutes of January 05, 2023.
2. Discuss, consider, and possible action on approving a final plat regarding 6.665 acre 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.

D. ADJOURN

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 3rd day of February 2023, by 5:00 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
JANUARY 05, 2023
6:30 PM

The Planning & Zoning Commission held a meeting on January 05, 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/81987135958?pwd=b2lyQXBsblByV3V0RUJ2dkhRL2tmZz09>

Meeting ID: 819 8713 5958 Passcode: 287743 or call 1-346-248-7799

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

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

B. CITIZENS FORUM

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

NA

C. REGULAR AGENDA

1. Discuss, consider, and possible action on meeting minutes of December 05, 2022.

Motion made by Commissioner Moore to approve the meeting minutes of December 05, 2022.

Seconded by Commissioner Connally.

Voting Yea: Chair Gibson, Commissioner Waldrup, Commissioner Moore, Commissioner Connally, Commissioner Purdom

- Item 1.
2. Discuss, consider, and possible action on approving a Final Plat regarding 8.995 acres of land known Lot 1-3, Block 1, Thormeyer Addition, George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas located at 6001 CR 1023 to allow for the construction of two residential homes.

Development Services Director Maldonado read the following statement:

The subject property has changed the zoning from the Agricultural District to the Single Family residential district. This property is zoned as (R1) Single Family Residential District. The final plat is creating 3 separate lots for the construction of 2 residential homes. Water is serviced by Johnson County Special Utility District. The right-of-way dedications are being dedicated with this plat. 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.

Motion made by Commissioner Purdom. Seconded by Commissioner Waldrup.
Voting Yea: Chair Gibson, Commissioner Waldrup, Commissioner Moore, Commissioner Connally, Commissioner Purdom

3. Discuss, consider, and possible action on a request of amending Tree Preservation in section 10.10.8 of the Zoning Ordinance.

Development Services Director Maldonado stated that all updates requested during the previous meeting has been made. In addition, Mr. Maldonado stated that he removed the list of unprotected trees.

Motion made by Commissioner Purdom, Seconded by Commissioner Connally.
Voting Yea: Chair Gibson, Commissioner Waldrup, Commissioner Moore, Commissioner Connally, Commissioner Purdom

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:36 pm.



**Planning & Zoning Agenda
February 6, 2023**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 6.665 acre 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.

Background Information:

History: The subject property has never been platted.

Zoning: This property is located in the City's Extra Territorial Jurisdiction.

Analysis: The plat is converting two tracts into three platted lots.

Utilities: Water is provided by Bethesda Water Supply Corporation. A letter of final approval has been submitted.

Transportation: Rights-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. Bethesda Approval Letter
5. Final Plat Alvarado Estates

Item 2.

City of Joshua Development Services Universal Application

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

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

PROJECT INFORMATION

Project Name: Alvarado Estates

Project Address (Location): 1001 County Road 705, Joshua, Texas 76058

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: Single Family Proposed Use: Single Family

Existing Comprehensive Plan Designation: _____ Gross Acres: 6.665

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

APPLICANT INFORMATION

Applicant: Matthew Hayden Company: Trans Texas Surveying & Mapping

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

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

Property Owner: Ruben Alvarado Company: _____

Address: 1001 County Road 705 Tel: 417-848-1870 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: Yessica Alvarado <yessicalvarado@yahoo.com>

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

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

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

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

SIGNATURE: Isabel Bautista Ruben Alvarado
(Letter of authorization required if signature is other than property owner)

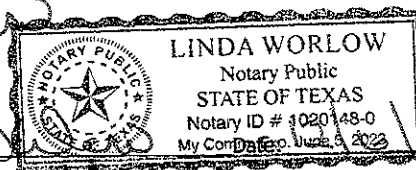
Print or Type Name: Isabel Bautista RUBEN ALVARADO

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 6 day of Dec 2022

Notary Public

Signature



For Departmental Use Only

Case No.: FP 22-04
Permit # 22-D022-01

Project Manager: Matthew Hayden

Total Fee(s): \$150 Application Fee
\$2,500 Deposit

Check No: 1021

Date Submitted: 12/13/22

Accepted By: [Signature]

Date of Complete Application: 12/13/22

PROPERTY DESCRIPTION
6.665 ACRES

BEING A TRACT OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 AND THE I. BURNS SURVEY, ABSTRACT NO. 62, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 6.309 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3206, PAGE 192, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (N:6843000.93, E:2317317.03) IN THE SOUTH LINE OF A CALLED 38.963 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-18598, O.P.R.J.C.T., FOR THE NORTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3854, PAGE 845, O.P.R.J.C.T.;

THENCE, S 00°00'32" W, A DISTANCE OF 490.80 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF COUNTY ROAD NO. 705, FOR THE SOUTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT;

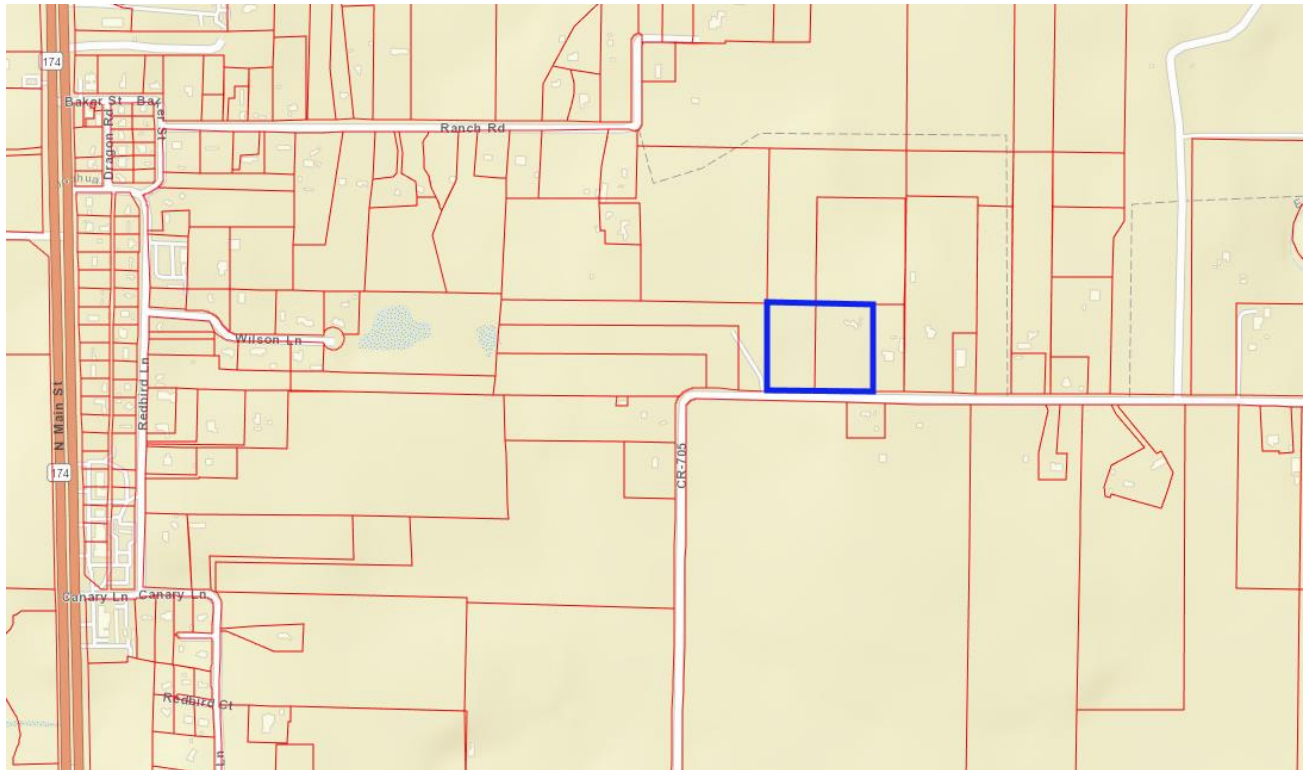
THENCE, S 89°48'43" W, WITH THE NORTH LINE OF SAID COUNTY ROAD NO. 705, A DISTANCE OF 590.66 FEET TO A 1/2" IRON ROD FOUND (N:6842508.21, E:2316726.29) FOR THE SOUTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 5.190 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-30509, O.P.R.J.C.T.;

THENCE, N 00°04'07" W, A DISTANCE OF 491.73 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 38.963 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID 5.190 ACRE TRACT;

THENCE, N 89°54'09" E, WITH THE SOUTH LINE OF SAID 38.963 ACRE TRACT, A DISTANCE OF 591.33 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 6.665 ACRES OF LAND.**



Vicinity Map



BETHESDA WATER SUPPLY CORPORATION
P.O. BOX 130 BURLESON TX 76097
509 S. BURLESON BLVD. BURLESON TX 76028
817-295-2131 OFFICE 817-295-2686 FAX

April 28, 2022

To whom it may concern

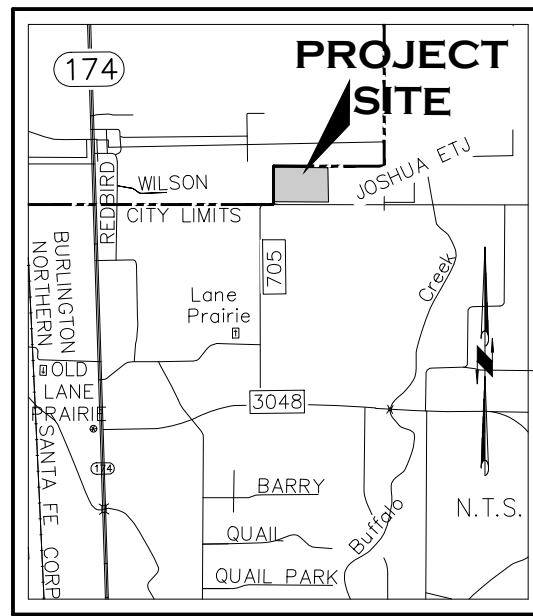
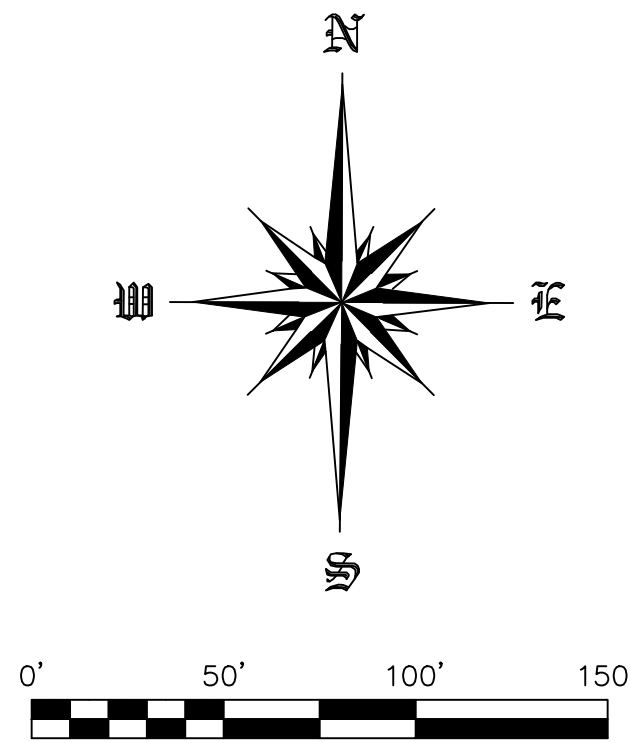
Re: approx. 6.3 acres at 1001 County Rd 705, Joshua, Johnson County Texas 76058

Bethesda Water Supply Corporation has a 2.5" main on the south side of County Rd 705 for the above listed property. The nearest fire hydrant is approximately 4900 feet east at 1411 County Rd 705. There is sufficient capacity to provide domestic water service.

Sincerely,



Chad Crafton
Bethesda WSC
817-295-2131



**VICINITY MAP
(NOT TO SCALE)**

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
CIRF (C.M.)	CAPPED IRON ROD FOUND CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE SETBACK

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 4825100190 J, EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- () DENOTES RECORD DATA.
- THE OWNER HEREBY PROVIDES A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- NO STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS ON THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA TEXAS, REGARDING IMPROVEMENTS WITH RESPECT TO THE ADDITION INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES, AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF JOSHUA.
- "SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS."
- NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHEREAS CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION."
- "NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT."

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOTS 1-3, BLOCK 1, ALVARADO ESTATE, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF JOSHUA ON THE

____ DAY OF _____, 20____

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS _____ DAY OF _____

_____, 20____

CITY SECRETARY

APPROVED:

CHAIRMAN _____ DATE _____
PLANNING & ZONING COMMISSION

ATTEST:

CITY SECRETARY _____ DATE _____

PLAT RECORDED IN

YEAR _____ INSTRUMENT # _____

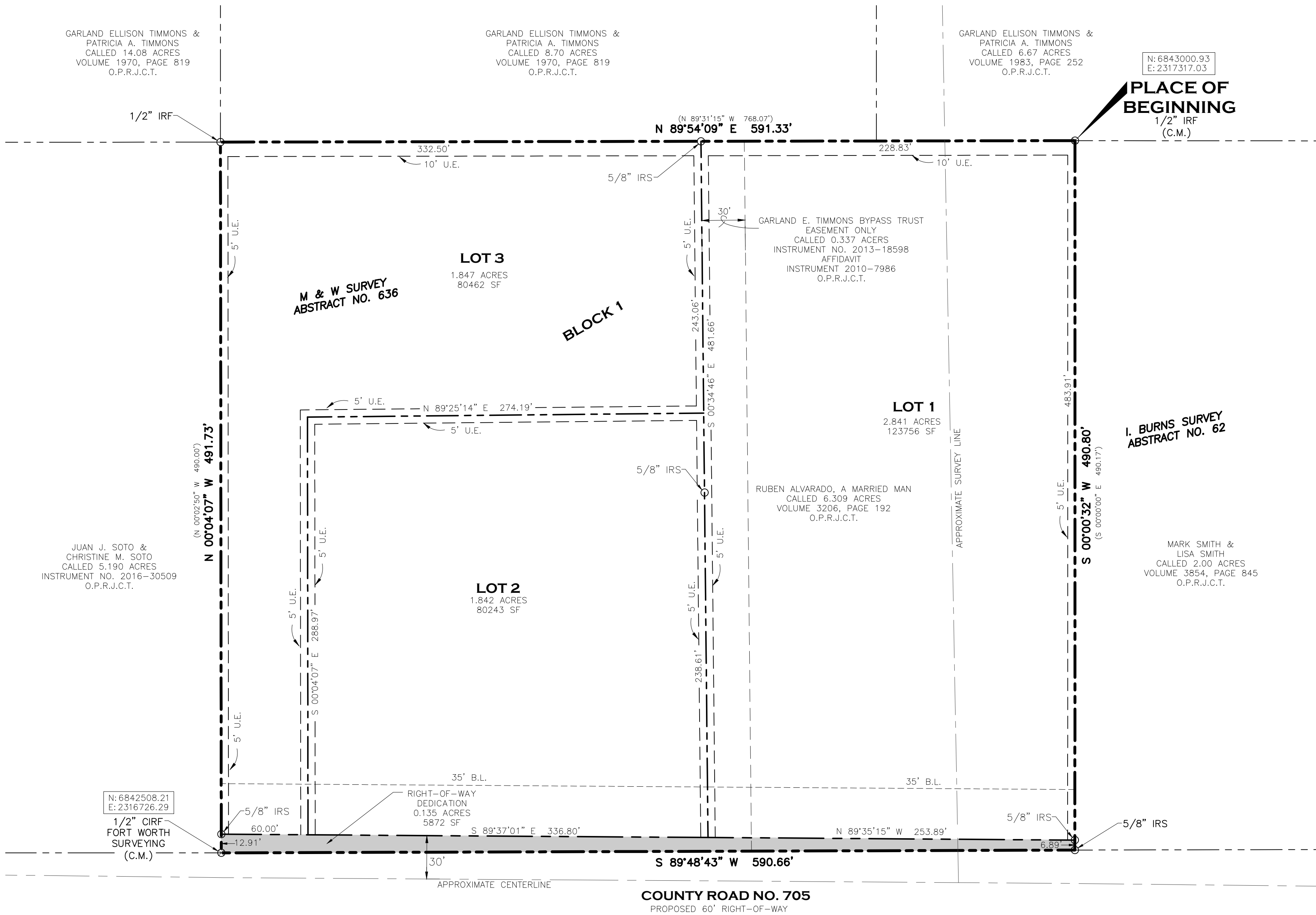
DRAWER _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

CASE NUMBER FP2022-12



STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS RUBEN ALVARADO AND ISABEL BAUTISTA ALVARADO ACTING BY AND THROUGH THE THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE M & W SURVEY, ABSTRACT 636 AND I. BURNS SURVEY, ABSTRACT 62, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN VOLUME 3206, PAGE 192, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 AND THE I. BURNS SURVEY, ABSTRACT NO. 62, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 6.309 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3206, PAGE 192, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (N:6843000.93, E:2317317.03) IN THE SOUTH LINE OF A CALLED 38.963 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-18598, O.P.R.J.C.T., FOR THE NORTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3854, PAGE 845, O.P.R.J.C.T.;

THENCE, S 00°00'32" W, A DISTANCE OF 490.80 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF COUNTY ROAD NO. 705, FOR THE SOUTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT;

THENCE, S 89°48'43" W, WITH THE NORTH LINE OF SAID COUNTY ROAD NO. 705, A DISTANCE OF 590.66 FEET TO A 1/2" IRON ROD FOUND (N:6842508.21, E:2316726.29) FOR THE SOUTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 5.190 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-30509, O.P.R.J.C.T.;

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THENCE, N 89°54'09" E, WITH THE SOUTH LINE OF SAID 38.963 ACRE TRACT, A DISTANCE OF 591.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.665 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY (OUR) HANDS AT JOSHUA, JOHNSON COUNTY, TEXAS, THIS THE _____

DAY OF _____, 20____.

BY: _____
RUBEN ALVARADO

BY: _____
ISABEL BAUTISTA ALVARADO

STATE OF TEXAS COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY

OF _____, 20____, BY RUBEN ALVARADO, GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY

OF _____, 20____, BY ISABEL BAUTISTA ALVARADO, GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THERE ARE NO LIENS AGAINST THE PROPERTY

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 01, 2022 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF JOSHUA.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

FINAL PLAT SHOWING LOT 1-3, BLOCK 1 ALVARADO ESTATES

AN ADDITION LOCATED IN THE ETJ OF THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING 6.665 ACRES OF LAND LOCATED IN THE M & W SURVEY, ABSTRACT NO. 636 AND THE I. BURNS SURVEY, ABSTRACT NO. 62, JOHNSON COUNTY, TEXAS.

PLAT PREPARED: NOVEMBER 2022

TRANS TEXAS SURVEYING & MAPPING		401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545 www.transtexasurveying.com	
Scale: 1"=50'	Date: 01/18/2023	DWG: 20220102-FINAL PLAT	
Drawn: MLH	Checked: LGB	Job: 20220102	

OWNER:
RUBEN ALVARADO
1001 COUNTY ROAD 705
JOSHUA, TEXAS 76058
PH. 417-848-1870