



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL – COUNCIL CHAMBERS**  
**101 SOUTH MAIN STREET, JOSHUA, TX 75058**  
**FEBRUARY 07, 2022**  
**6:30 PM**

The Planning & Zoning Commission will hold a meeting on February 07, 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/86845972429?pwd=M3EvNmQ3ZHk3bWtDRmJ6NEtMcEtBZz09>

Meeting ID: 868 4597 2429 Passcode: 031325 or dial 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.

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. Discuss, consider, and possible action on approval of meeting minutes from January 03, 2022.

D. Discuss, consider, and possible action on approving a preliminary plat regarding 44.040 acres of land known as Lots 1-11, Block 1, Lots 1-10, Lot 11X and Lots 12-22, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4, Lots 1-14, Block 5, Lots 17, Block 6, Lots 1-15, Block 7, Lots 1-17, Lot 18X and Lots 19-21, Block 8, Lots 1-3, Lot 4X, Lots 5-14 and Lot 15X, Block 9, Joshua Highlands Addition, in the Eli M. Thomason Survey, Abstract No. 827, County of Johnson, Texas located on the north side of CR 909 to allow for the construction of a residential subdivision.

E. Discuss, consider, and possible action on approving a preliminary plat regarding 144.24 acres of land known as Lots 1-34, Block 1, Lots 1-16X, Block 2, Lots 1-28, Block 3, Lots 1-19, Block 4, Shady Valley, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located on the east side of CR 1023 and south of CR 909 to allow for the construction of a residential subdivision.

F. Discuss, consider, and possible action on approving a preliminary plat regarding 68.939 acres of land known as Lots 1-25, Lots A, B, C, Block 1; Lots 1-26, Lot A, Block 2; Lots 1-53, Lots A, B, C, D, Block 3, Lots 1-18, Block 4; Lots 1-24, Block 5; Lots 1-24, Block 6; Lots 1-24, Block 7, Mockingbird Hills Addition, in the W.W. Byers Survey, Abstract No. 29, City of Joshua, County of Johnson, Texas located at 804 W. FM 917 to allow for the construction of a residential subdivision.

G. 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 2<sup>nd</sup> day of February 2022, by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary



**MINUTES  
PLANNING & ZONING COMMISSION  
JOSHUA CITY HALL – COUNCIL CHAMBERS  
101 SOUTH MAIN STREET, JOSHUA, TX 75058  
JANUARY 03, 2022  
6:30 PM**

The Planning & Zoning Commission held a meeting on January 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/81065298888?pwd=TWptZGtubG4xdnVKdWNCOVNWTGVGdz09>

Meeting ID: 810 6529 8888 Passcode: 806392 or dial 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:**

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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.

**Planning & Zoning Commission Members Present:** Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Jerry Moore, Place 3, Richard Connally, Place 4; Bryan Sears, Place 6, and Billy Jenkins, Place 7

**Planning & Zoning Commission Members Absent:** NA

**City Staff Present:** Aaron Maldonado, Development Services Director and Alice Holloway, City Secretary

- 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.*

- C. Discuss, consider, and possible action on approval of meeting minutes from January 03, 2022.

- D. Public hearing on a zoning change request regarding approximately 36.283 acres of land known as Tracts 1A & 1A2, in the T.W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 1301 S. Broadway Street to change from (C1) Restricted Commercial District to the (R1) Single Family Residential District to allow for the construction of two residential homes.

- Staff Presentation
- Owner's Presentation
- Those in Favor
- Those Against
- Owner's Rebuttal

Commissioner Gibson opened the public hearing regarding a zoning change request regarding approximately 36.283 acres of land known as Tracts 1A & 1A2, in the T.W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 1301 S. Broadway Street to change from (C1) Restricted Commercial District to the (R1) Single Family Residential District to allow for the construction of two residential homes at 6:32 pm.

Staff presentation was read by Aaron Maldonado:

The subject property has been vacant but has floodplain issues, a gas well pad site, and various easements that prevent much of the property from being developed. This property is zoned (C1) Restricted Commercial District. The proposed development of this property is to allow for the property to be platted as two lots for the construction of a residential home on each lot. This development will be required to final plat, the City has agreed that these matters may be part of the platting review process. The proposed request complies with the Future Land Use Plan. The only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law.

Owner's presentation made by James Dornan:

Mr. Dornan stated that he purchased the property with the intent to build two houses for his family and would appreciate it if the commission would consider the rezoning request.

No person spoke for or against during the public hearing.

Commissioner Gibson closed the public hearing at 6:34 pm.

- E. Discuss, consider, and possible action on a zoning change request regarding approximately 36.283 acres of land known as Tracts 1A & 1A2, in the T.W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 1301 S. Broadway Street to change from (C1) Restricted Commercial District to the (R1) Single Family Residential District to allow for the construction of two residential homes.

Commissioner Jenkins moved to approve a zoning change request regarding approximately 36.283 acres of land known as Tracts 1A & 1A2, in the T.W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 1301 S. Broadway Street to change from (C1) Restricted Commercial District to the (R1) Single Family Residential District to allow for the construction of two residential homes. Commissioner Sears seconded the motion. The motion passed unanimously.



- F. Discuss, consider, and possible action on approving a final plat regarding 1.426 acres of land known as Lot 1, Block 1, Zatlö Addition, in the T. W. Baird Survey, Abstract No. 40 and the D. Hunter Survey, Abstract No. 348, County of Johnson, Texas located at 248 Ranch Road.

Commissioner Moore moved to approve a final plat regarding 1.426 acres of land known as Lot 1, Block 1, Zatlö Addition, in the T. W. Baird Survey, Abstract No. 40 and the D. Hunter Survey, Abstract No. 348, County of Johnson, Texas located at 248 Ranch Road. Commissioner Connally seconded the motion. The motion passed unanimously.

- G. Discuss, consider, and possible action on approving a final plat regarding 9.944 acres of land known as Lot 1, Block 1, Good Legacy Ranch, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located at 6032 CR 1023.

Commissioner Sears moved to approve a final plat regarding 9.944 acres of land known as Lot 1, Block 1, Good Legacy Ranch, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located at 6032 CR 1023. Commissioner Mauldin seconded the motion. The motion passed unanimously.

- H. Discuss, consider, and possible action on the 2022 Planning & Zoning Commission Meeting calendar.

City Secretary Holloway presented the 2022 Planning & Zoning Commission Calendar. She stated that the following two dates are on City holidays and new dates need to be chosen:

- July 4, 2022
- September 5, 2022

Commissioner moved to move the July 4, 2022 meeting to July 5, 2022 and the September 5, 2022 meeting to July 6, 2022. Commissioner seconded the motion. The motion passed unanimously.

- I. Adjourn.

Commissioner Gibson adjourned the meeting at 6:41 pm.

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Brent Gibson  
Planning & Zoning

ATTEST:

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Alice Holloway, City Secretary  
Approved: January 3, 2022



## **Planning & Zoning Commission Agenda February 7, 2022**

**Agenda Item:** **Preliminary Plat** **(Action Item)**

### **Agenda Description:**

Discuss, consider, and possible action on approving a preliminary plat regarding 44.040 acres of land known as Lots 1-11, Block 1, Lots 1-10, Lot 11X and Lots 12-22, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4, Lots 1-14, Block 5, Lots 17, Block 6, Lots 1-15, Block 7, Lots 1-17, Lot 18X and Lots 19-21, Block 8, Lots 1-3, Lot 4X, Lots 5-14 and Lot 15X, Block 9, Joshua Highlands Addition, in the Eli M. Thomason Survey, Abstract No. 827, County of Johnson, Texas located on the north side of CR 909 to allow for the construction of a residential subdivision.

### **Background Information:**

**HISTORY:** The approximate 44-acre tract 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 to a Planned Development District on May 20, 2021.

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

**ANALYSIS:** The proposed development of this property is to allow for the construction of a residential subdivision containing 143 single-family homes and 4 open space lots.

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

**TRANSPORTATION:** Rights-of-Way dedications are being dedicated with this plat.

**RECOMMENDATION:** 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.

### **Financial Information:**

N/A

### **City Contact:**

Aaron Maldonado, Development Services Director

**Attachments:**

- 1) Preliminary Plat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) JCSUD Approval Letter
- 6) Preliminary Plat of 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.

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

### PROJECT INFORMATION

Project Name: Joshua Highlands

Project Address (Location): 1200 County Road 909, Joshua, Texas

Existing Zoning: PD (Single Family Residential) Proposed Zoning: \_\_\_\_\_

Existing Use: Agriculture Proposed Use: Single Family Residential

Existing Comprehensive Plan Designation: Low Density 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 Pkwy. 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 Company: Topographic

Address: 1400 Everman Pkwy., 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)

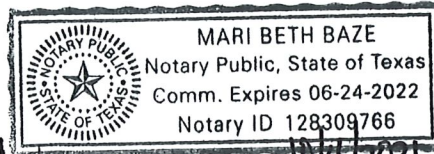
SIGNATURE: Brian Krafft  
(Letter of authorization required if signature is other than property owner)

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 4 day of October 2021

Mari Beth Baze  
Notary Public



Signature: Mari Beth Baze Date: 10/4/2021

### For Departmental Use Only

Case No.: 992021-06

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

Total Fee(s): 1135

Check No.: 1026

Date Submitted: 10-5-21

Accepted By: [Signature]

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



## City of Joshua Preliminary Plat Check List

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

### REQUIRED DOCUMENTS

- ☒ Plat application signed by Property Owner
- ☒ Signed & Dated Completed Check List & Date Sheet by Applicant & City Staff
- ☒ Application Fee & Consultant Deposit
- ☒ Certified Tax Certificates from Tax Assessor showing no taxes owed for each parcel on the plat document
- ☒ (1) **Folded** Black Line 24"X 36" Paper Copy & (1) PDF Version of the Plat
- ☐ (1) **Folded** Black Line 24" X 36" Paper Copy & (1) PDF Version of the following:  
(City Engineer may waive the requirements for any of the following; however a **written request stating the reason(s)** for the requirement being waived must be submitted in place of the study and an approval letter signed by the City's Engineering Consultant must be submitted prior to the application being considered complete)
- ☒ Preliminary Drainage Study or written waiver request
- ☒ Preliminary Paving Plan or written waiver request
- ☒ Preliminary Water & Wastewater Utility Plans or written waiver request
- ☒ Traffic Impact Analysis or written waiver request
- ☒ A written statement signed by the subdivder stating the developer will comply with all City requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the City.

\*\*\* Once Plat has been approved three (3) signed and notarized mylars will be required - one (1) for Johnson County, one (1) for the City, and one (1) will be returned to the property owner once recorded. \*\*\*

### TECHNICAL REQUIREMENTS

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

- ☒ The case number in the lower left-hand corner of the plat. (The case number shall be provided by staff after the first submittal.)
- ☒ North arrow, graphic and written scale in close proximity. The preferred scale is one inch (1") = one hundred feet (100').
- ☒ Appropriate title, i.e., "Preliminary Plat", to include subdivision name, which shall not duplicate that of another subdivision, City, county, state, survey and abstract, total gross acreage, number of lots and date of preparation.
- ☒ Name and address and phone number and email address of record owner(s), and subdivider, if different. Note volume and page of current deed record ownership.
- ☒ Name, address and phone numbers and e-mail addresses of engineer, planner, and/or surveyor responsible for preparing the plat.
- ☒ Name of record owner and corresponding deed record volume and page for all adjacent unplatted tracts within one hundred feet (100'), to include owners across any adjacent ROW.



- ☒ All adjacent platted property within one hundred feet (100') shown in dashed lines, labeling lot and block numbers, subdivision name, street names and plat record reference.
- ☒ Location of City limit lines and/or extraterritorial jurisdiction lines.
- ☒ Existing zoning noted on this tract and adjacent tracts and any proposed zoning labeled as such with appropriate setback lines.
- ☒ All existing easements on or adjacent to this tract shown and labeled as to type and size.
- ☒ The location of existing or approved street intersections on the perimeter of the subdivision or within one hundred feet (100') of the perimeter.
- ☒ Legal description of the land to include the current owner's deed record reference, survey and abstract, county, state, point of beginning tied to survey corner or previously filed subdivision corner, or USGS monument.
- ☒ Graphic depiction of all boundary lines shown in heavy lines with deed record dimensions or field surveyed dimensions if available. These should match legal description.
- ☒ Existing ROW shown, labeled and dimensioned, i.e. public streets, highways, alleys, private drives, railroads, etc.
- ☒ Permanent structures and uses within the subdivision that will remain.
- ☒ Lots and blocks labeled with numbers in consecutive order.
- ☒ Drainage, utility and pedestrian access easements labeled and dimensioned.
- ☒ The proposed uses of the property and the proposed location of the uses on the tract(s) including uses to be dedicated for schools, parks, open spaces and other public uses, showing acreage.
- ☒ Approximate flood plain and floodway limits shown.
- ☒ The location and width of the proposed streets, roads, lots, alleys, easements, widening of existing thoroughfares, and other features, and their location in relation to platted streets, alleys and easements in adjacent subdivisions for a distance of one hundred feet (100') beyond the boundaries of the tract shall be shown consistent with the Thoroughfare Plan or other adopted plan for roads and streets.
- ☒ Present physical features on the tract, including natural and artificial watercourses, ditches, ravines, culverts, and bridges.
- ☒ A topographical map with contour intervals not greater than two feet with all elevations shown thereon tied to the sea level datum plane.
- ☒ Profiles and cross sections of proposed streets and roads sufficient to ascertain that the preliminary plat proposals will function in accordance with the standards of the City.
- ☒ A complete and corrected preliminary water and wastewater layout. This may be combined with the drainage study and should show all intended easements and other information required by the Design Standards.
- ☒ A final drainage study which shall include all information specified in the Design Standards and support the drainage improvements proposed in the final construction documents. The final drainage study shall be prepared by an engineer and shall be signed, sealed, and dated by the person preparing the study. The City may waive the requirement of the final drainage study or may limit certain requirements where the City Engineer determines that such requirements are not necessary for review of the development.
- ☒ The following certifications shall be placed on the preliminary plat:



Reviewed for Preliminary Approval:

\_\_\_\_\_  
Planning & Zoning Commission Chairman

\_\_\_\_\_  
Date

Attest:

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

\_\_\_\_\_  
Date

Approved for Preparation of Final Plat:

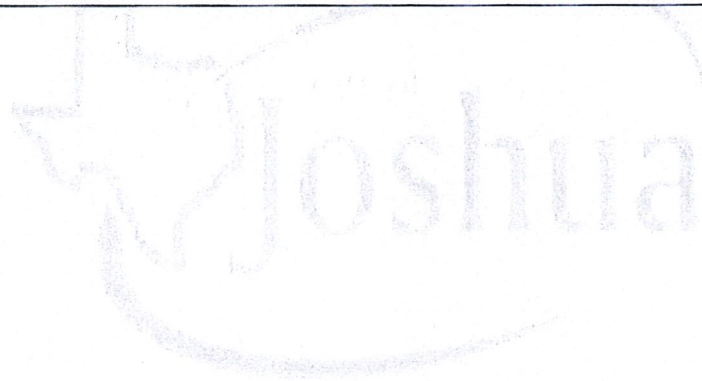
\_\_\_\_\_  
Mayor, City of Joshua

\_\_\_\_\_  
Date

Attest:

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

\_\_\_\_\_  
Date





PROPERTY DESCRIPTION:

BEING A TRACT OF LAND 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 ACRE 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;

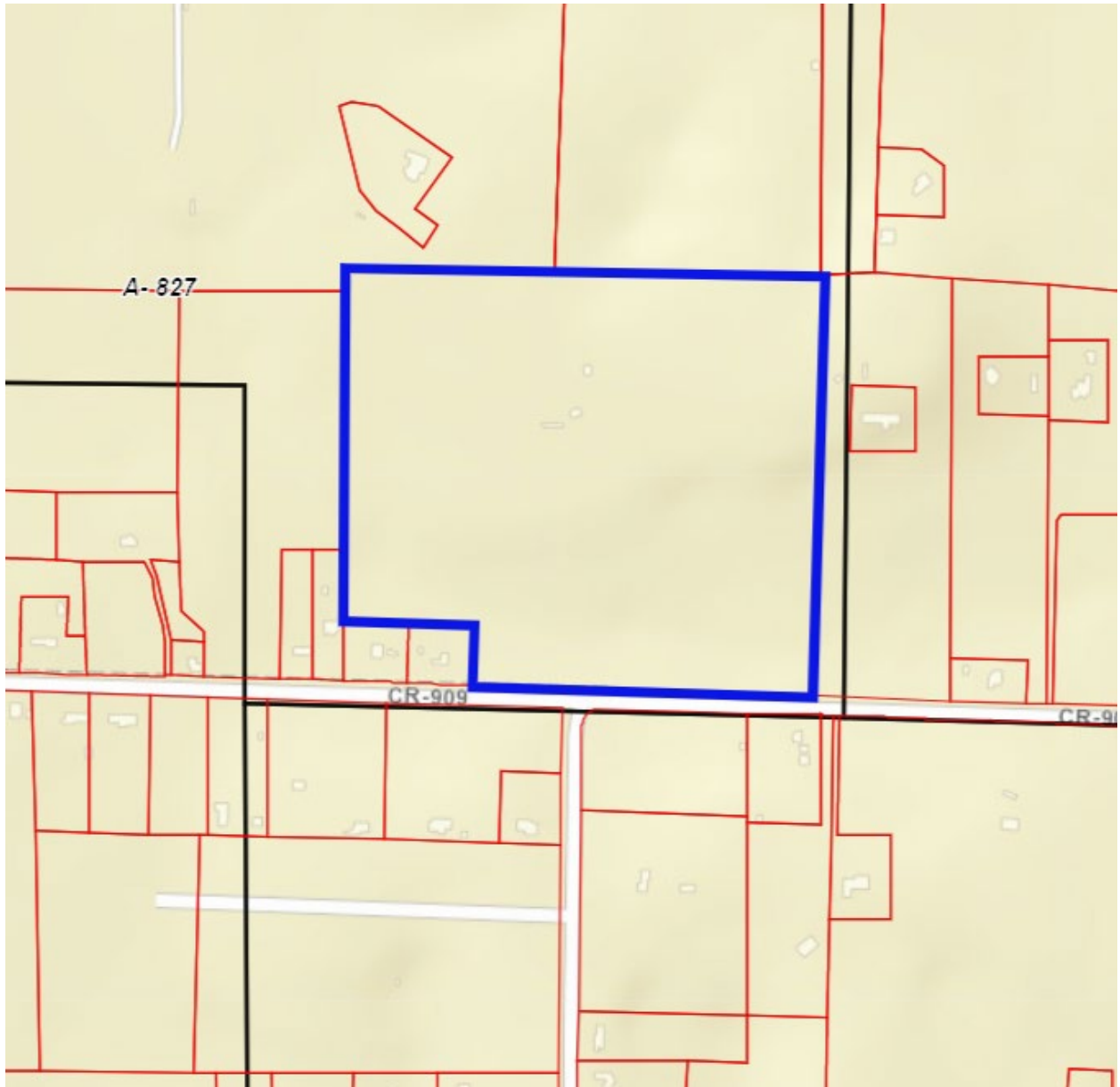
THENCE N 86°46'44" E WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 36.4 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.39 FEET TO A 6" FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 36.4 ACRE TRACT, 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.

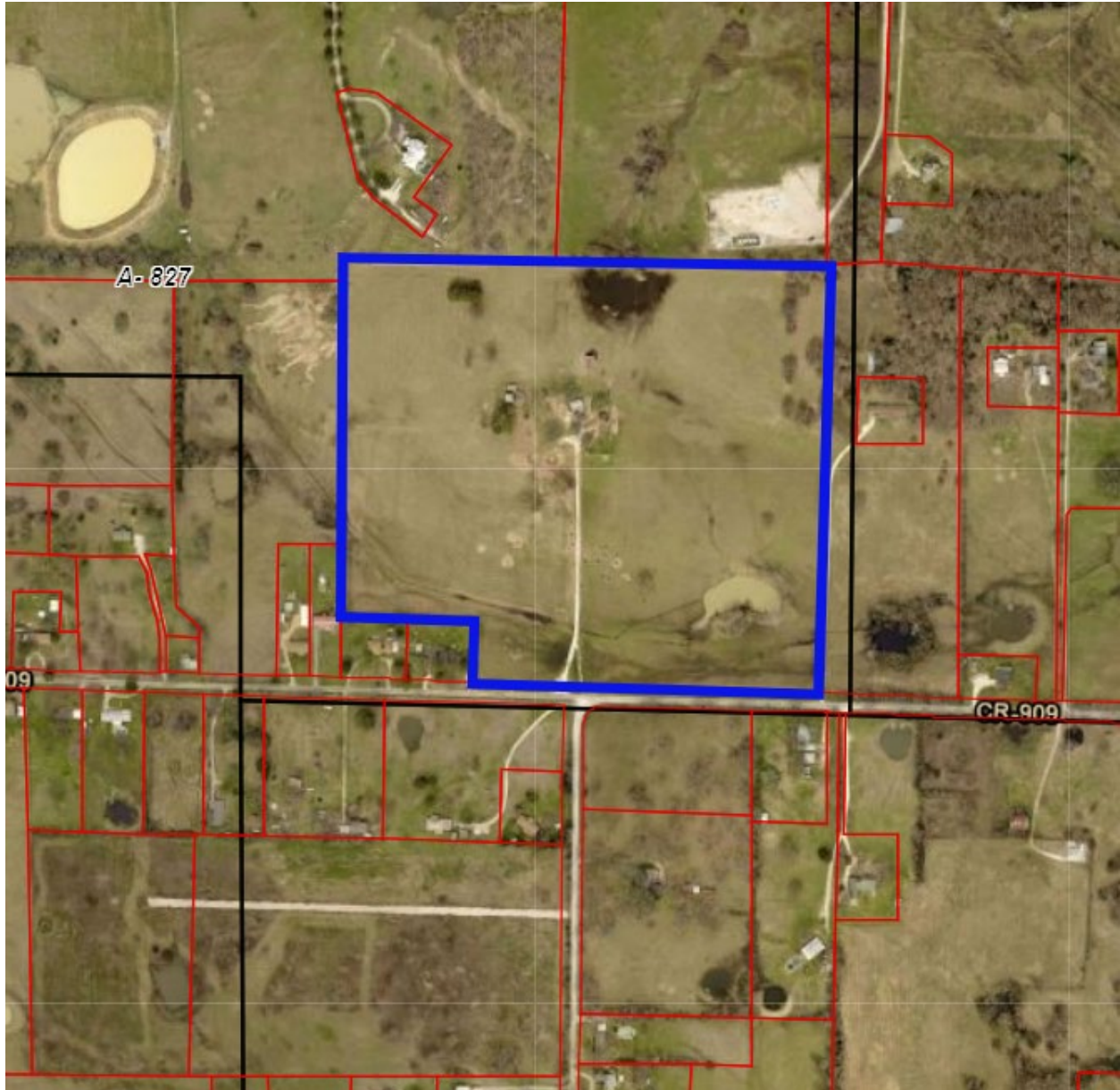


## Vicinity Map





## Aerial Map





The City of Joshua requires certain information from water/wastewater providers as part of the platting process. Please have the appropriate service provider complete this form.

Proposed Subdivision Name: Joshua Highlands Addition ("Development")  
Type of Plat : Preliminary ( Preliminary or Final)  
Subdivision Location: Approx. 1600 County Road 909 Joshua, TX  
Property Owner Name: PED Holdings, LLC  
Applicant Name, Address, Email, Phone Number: 1400 Everman Parkway, Suite 146  
Courtney.coates@topographic  
817-744-7512

**Generally.** Land proposed to be subdivided must be served adequately by essential public facilities and services, including water and sanitary sewer facilities, roadway and pedestrian facilities, drainage facilities and park facilities. An application for a plat or development may be denied unless adequate public facilities necessary to support and serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being platted or offsite. Further, no person shall construct or cause to be constructed any streets, utilities, buildings or other improvements to any tract of land, and the City shall not issue any permit for such improvements or to serve or connect said land, or any part thereof, with any public utilities or improvements, unless and until a plat, plan or replat shall have been first approved in the manner provided in this Subdivision Ordinance.

**TO BE COMPLETED BY THE RESPECTIVE UTILITY PROVIDER**

This development is being served by: (check one)

**Johnson County Special Utility District**   X    
**Bethesda Water Supply Corporation**       

This development has adequate water/wastewater utilities and requires no additional capacity or infrastructure construction.        *(if this box is checked, no additional review is required)*

This development requires additional water/wastewater utility construction.   X  

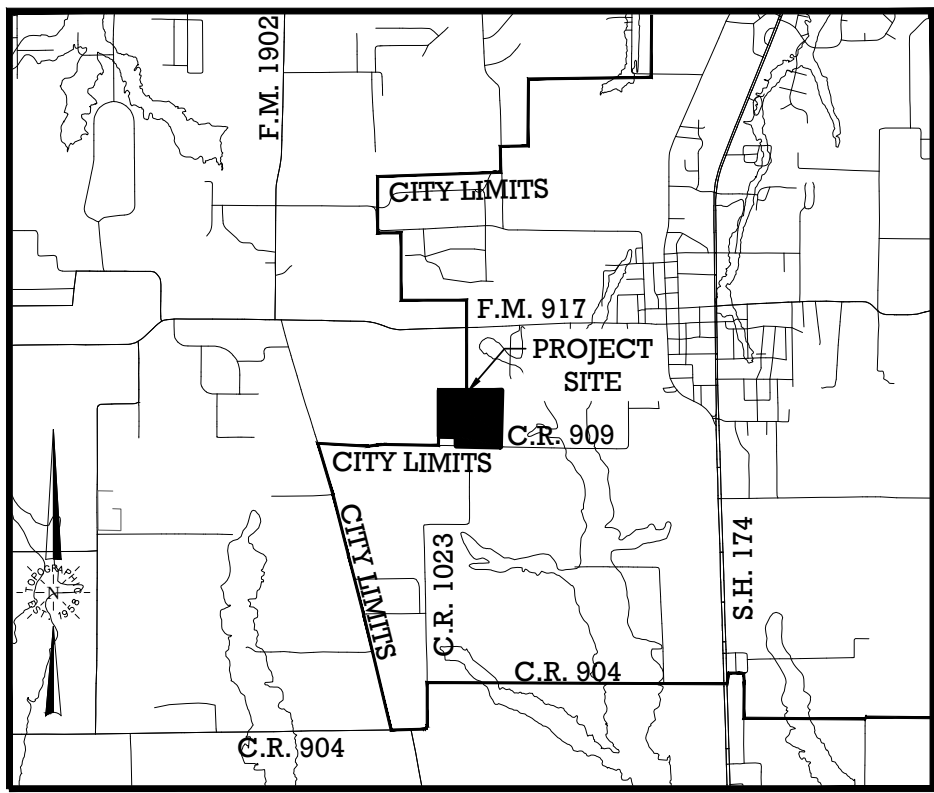
The applicant has submitted the required water/wastewater utility plans for review. Utility plans have not been approved for construction.        *(Required for preliminary plat application submittal)*

The applicant has submitted the required water/wastewater utility plans for review. Utility plans have been approved for construction.        *(Required for final plat approval. Plat applications will not be scheduled for Planning and Zoning Commission, if required, until this box has been checked by the appropriate utility provider).*

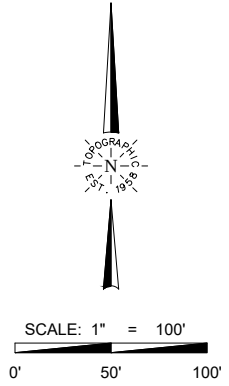
Completed by:   
System Development Assistant, JCSUD  
(Signature, Title, Utility Provider)

Date: 10/5/21

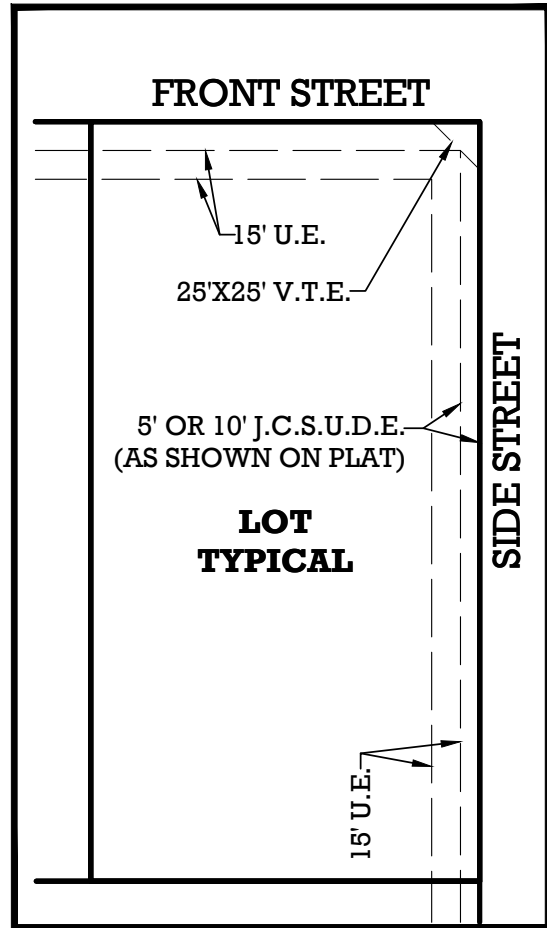




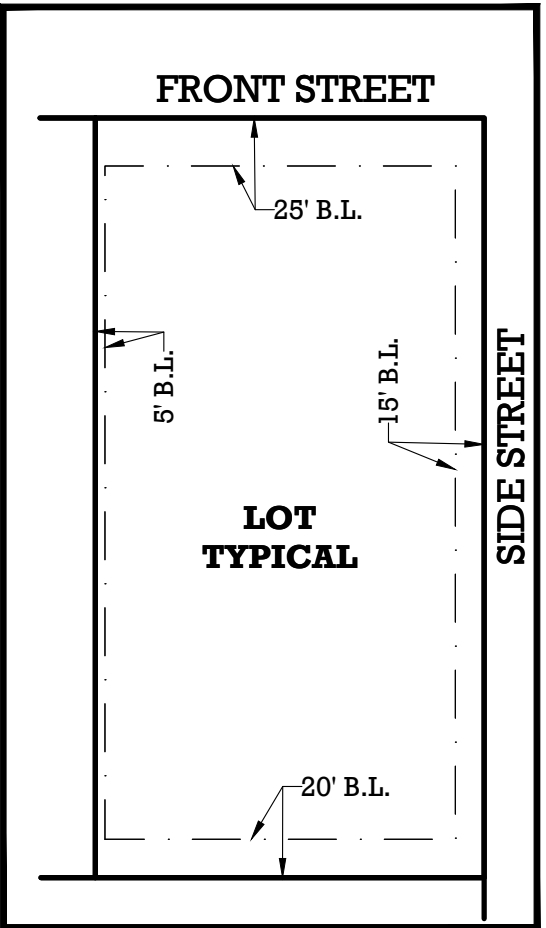
VICINITY MAP  
N.T.S.



TYPICAL LOT DETAIL EASEMENTS  
(UNLESS SHOWN OTHERWISE HEREON) (N.T.S.)



TYPICAL LOT DETAIL BUILDING LINES  
(UNLESS SHOWN OTHERWISE HEREON) (N.T.S.)



PRELIMINARY PLAT APPROVAL:

PLANNING & ZONING COMMISSION CHAIRMAN	DATE
ATTEST:	
CITY SECRETARY	DATE

CASE NUMBER PP2021-06

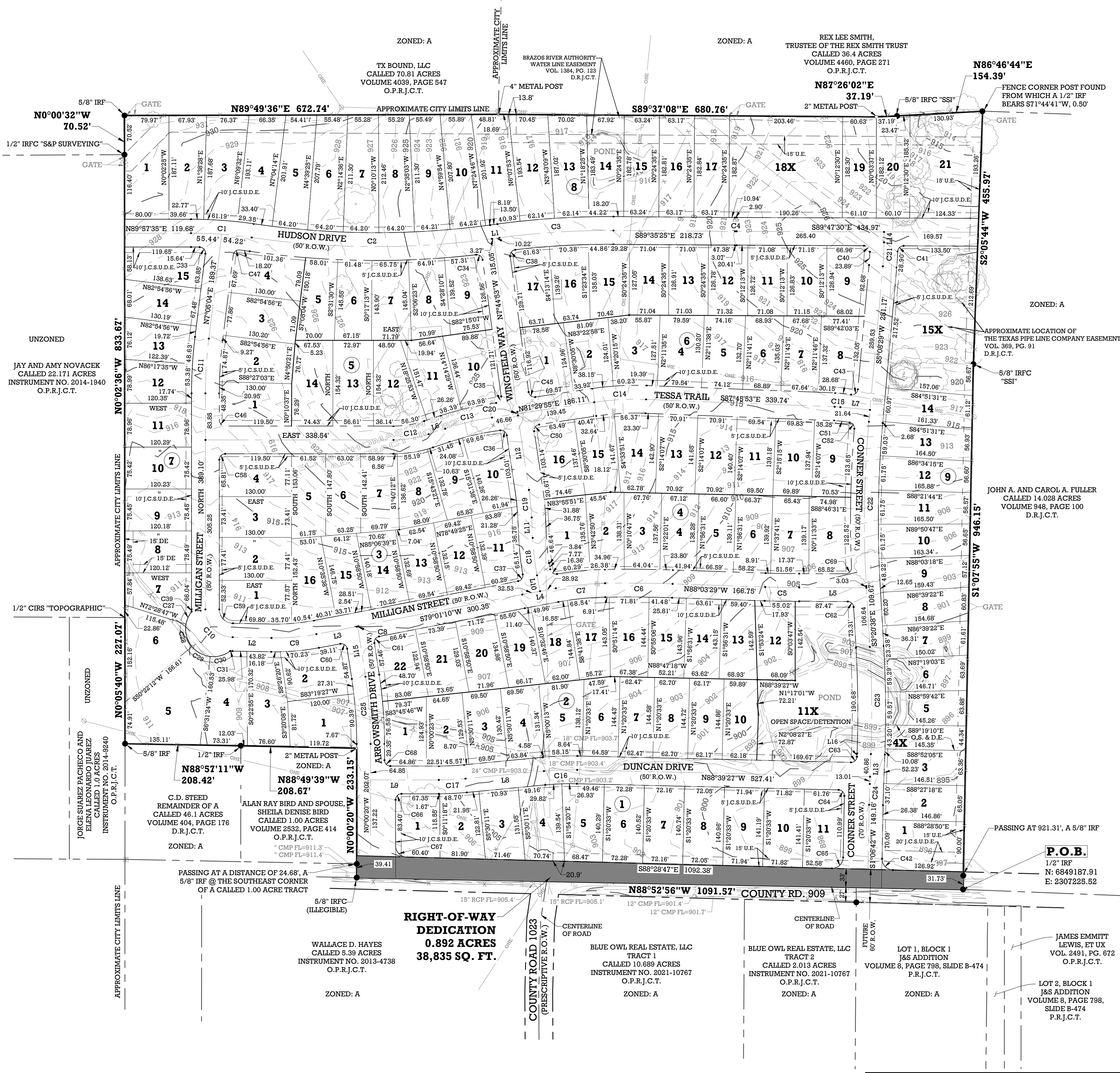
LEGEND	
	SUBJECT PROPERTY LINE
	ADJACENT LINE
	EASEMENT
	OVERHEAD ELECTRIC
	ASPHALT PAVEMENT
	EDGE OF GRAVEL
	BARBED WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	BURIED CABLE
	BURIED WATER
	BURIED GAS
	BURIED ELECTRIC
	SANITARY SEWER LINE
	IRON ROD FOUND (IRF) (AS NOTED)
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER VALVE
	IRRIGATION CONTROL VALVE
	WATER VAULT
	WATER MARKER
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MARKER
	BLOCK DESIGNATION
	OPEN SPACE LOT
	STORM DRAIN MANHOLE
	GRATE INLET
	LIGHT POLE
	UTILITY POLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC MARKER
	TELEPHONE PEDESTAL
	UNDERGROUND TELEPHONE MARKER
	TELEPHONE MANHOLE
	TELEPHONE VAULT
	SIGN
	BILLBOARD
	COVERED AREA
	CONCRETE

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

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
 LOYALTY INNOVATION LEGACY 1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7548 TEXAS FIRM REGISTRATION NO. 1040254 WWW.TOPOGRAPHIC.COM

PRELIMINARY PLAT	
LOTS 1-11, BLOCK 1, LOTS 1-10, LOT 11X, AND LOTS 12-22, BLOCK 2, LOTS 1-16, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-14, BLOCK 5, LOTS 1-17, BLOCK 6, LOTS 1-15, BLOCK 7, LOTS 1-17, LOT 18X AND LOTS 19-21, BLOCK 8, LOTS 1-3, LOT 4X, LOTS 5-14, LOT 15X, BLOCK 9	
<b>JOSHUA HIGHLANDS ADDITION,</b> BEING 46.040 ACRES LOCATED IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827 CITY OF JOSHUA, JOHNSON COUNTY, TEXAS 143 SINGLE FAMILY RESIDENTIAL LOTS, 4 OPEN SPACE LOTS.	
FILE: PP_LD_MILLER TRACT_20210524	REVISION
DRAFT: BT	CHECK: FCN
SHEET: 1 OF 2	DATE: 10/26/2021
1	



P.O.B.  
1/2" IRF  
N: 6849187.91  
E: 2307225.52



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°21'59"	751.00'	109.66'	S85°51'25"E	109.57'
C2	16°02'48"	1549.00'	433.82'	S89°41'50"E	432.41'
C3	8°07'48"	1451.00'	205.89'	N86°20'41"E	205.72'
C4	0°12'05"	849.00'	2.98'	S89°41'28"E	2.98'
C5	2°07'32"	1653.00'	61.32'	N88°07'15"W	61.32'
C6	2°57'58"	2347.00'	121.50'	N88°32'28"W	121.49'
C7	9°31'19"	537.00'	89.24'	S84°12'53"W	89.14'
C8	2°49'30"	67.23'	3.30'	S79°12'46"W	3.29'
C9	11°38'56"	400.00'	81.33'	S85°13'51"W	81.19'
C10	88°56'41"	50.00'	77.62'	N44°28'21"W	70.06'
C11	7°05'04"	800.00'	98.92'	N03°32'32"E	98.85'
C12	18°25'53"	200.00'	64.34'	N80°47'04"E	64.06'
C13	9°55'48"	500.00'	86.66'	N76°33'01"E	86.55'
C14	10°44'12"	500.00'	93.70'	N86°52'01"E	93.56'
C15	2°54'22"	200.00'	10.14'	S86°18'42"E	10.14'
C16	6°50'44"	500.00'	69.74'	S87°55'11"W	59.70'
C17	5°29'47"	500.00'	47.97'	S87°14'43"W	47.95'
C18	7°46'45"	500.00'	67.89'	N06°39'23"W	67.83'
C19	5°44'04"	500.00'	50.04'	N05°38'03"W	50.02'
C20	0°45'12"	500.00'	6.57'	N08°07'29"W	6.57'
C21	4°56'00"	500.00'	43.05'	S02°40'30"W	43.04'
C22	8°29'06"	2000.00'	286.20'	S00°53'56"W	285.93'
C23	5°31'55"	2000.00'	193.10'	S00°34'41"E	193.02'
C24	1°04'35"	2000.00'	37.57'	S01°38'59"W	37.57'
C25	8°42'03"	800.00'	121.49'	N04°20'44"W	121.37'
C27	28°35'40"	50.00'	24.95'	S24°02'59"W	24.70'
C28	49°22'56"	50.00'	43.09'	S14°56'19"E	41.77'
C29	43°50'48"	50.00'	38.26'	S61°33'12"E	37.34'
C30	43°48'54"	50.00'	38.24'	N74°36'57"E	37.31'
C31	3°03'46"	75.00'	4.01'	S87°24'48"E	4.01'
C33	95°53'26"	10.50'	17.57'	S40°51'39"E	15.59'
C34	88°48'28"	10.50'	16.27'	N52°09'07"W	14.69'
C35	90°29'21"	10.50'	16.58'	N37°29'48"E	14.91'
C36	88°37'28"	10.50'	16.24'	S52°48'49"E	14.67'
C37	88°53'41"	10.50'	16.29'	S34°34'19"W	14.71'
C38	91°03'05"	10.50'	16.69'	S37°46'40"W	14.98'
C39	3°03'46"	75.00'	4.01'	S01°31'53"E	4.01'
C40	92°03'07"	10.50'	16.87'	S43°45'57"E	15.11'
C41	88°13'13"	10.50'	16.17'	N46°05'53"E	14.62'
C42	89°35'29"	20.05'	31.35'	N43°41'02"W	28.25'
C43	94°23'46"	10.50'	17.30'	S52°20'22"W	15.41'
C45	90°45'12"	10.50'	16.63'	N53°07'29"W	14.95'
C46	90°00'00"	10.50'	16.49'	S45°00'00"E	14.85'
C47	89°48'19"	10.50'	16.46'	S51°59'13"W	14.82'
C50	90°00'00"	10.50'	16.49'	N36°29'55"E	14.85'
C51	9°13'31"	175.00'	28.18'	S83°09'07"E	28.15'
C52	83°15'45"	10.50'	15.26'	S36°54'29"E	13.95'
C58	90°00'00"	10.50'	16.49'	N45°00'00"E	14.85'
C59	88°56'41"	25.00'	38.61'	N44°28'21"W	35.03'
C60	91°53'52"	10.50'	16.84'	S54°38'42"E	15.09'
C61	87°42'55"	10.50'	16.07'	N35°09'42"E	14.55'
C62	86°27'48"	10.50'	15.85'	S46°34'32"E	14.38'
C63	89°09'17"	10.50'	16.34'	S46°45'55"W	14.74'
C64	89°46'31"	10.50'	16.45'	S43°46'11"E	14.82'
C65	90°24'09"	20.05'	31.64'	S46°19'09"W	28.45'
C66	88°59'37"	10.50'	16.49'	N44°59'48"E	14.85'
C67	88°28'47"	20.05'	30.96'	N44°14'23"W	27.98'
C68	90°00'00"	10.50'	16.49'	N45°00'23"W	14.85'
C69	91°18'52"	10.72'	17.09'	S46°54'05"W	15.33'

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	1	0.207	9,021	
2	1	0.207	9,021	
3	1	0.207	9,021	
4	1	0.233	10,146	
5	1	0.233	10,150	
6	1	0.233	10,148	
7	1	0.233	10,148	
8	1	0.233	10,148	
9	1	0.233	10,148	
10	1	0.233	10,148	
11	1	0.233	10,148	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	2	0.211	9,172	
2	2	0.207	9,036	
3	2	0.207	9,033	
4	2	0.207	9,027	
5	2	0.228	9,936	
6	2	0.211	9,179	
7	2	0.207	9,027	
8	2	0.208	9,070	
9	2	0.207	9,002	
10	2	0.207	9,003	
11X	2	0.966	41,653	
12	2	0.230	10,028	
13	2	0.210	9,159	
14	2	0.210	9,132	
15	2	0.219	9,524	
16	2	0.230	10,015	
17	2	0.218	9,480	
18	2	0.210	9,162	
19	2	0.210	9,155	
20	2	0.217	9,467	
21	2	0.212	9,247	
22	2	0.217	9,461	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	3	0.230	10,000	
2	3	0.231	10,064	
3	3	0.219	9,544	
4	3	0.230	10,000	
5	3	0.212	9,255	
6	3	0.210	9,145	
7	3	0.216	9,424	
8	3	0.218	9,500	
9	3	0.207	9,000	
10	3	0.230	10,000	
11	3	0.230	10,023	
12	3	0.258	11,223	
13	3	0.211	9,185	
14	3	0.220	9,580	
15	3	0.212	9,224	
16	3	0.230	10,011	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	4	0.230	10,000	
2	4	0.207	9,031	
3	4	0.206	9,079	
4	4	0.210	9,159	
5	4	0.212	9,236	
6	4	0.214	9,314	
7	4	0.215	9,385	
8	4	0.239	10,397	
9	4	0.222	9,662	
10	4	0.222	9,679	
11	4	0.223	9,718	
12	4	0.230	10,001	
13	4	0.232	10,089	
14	4	0.234	10,177	
15	4	0.218	9,501	
16	4	0.230	10,034	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	5	0.233	10,130	
2	5	0.234	10,178	
3	5	0.232	10,123	
4	5	0.232	10,122	
5	5	0.216	9,427	
6	5	0.213	9,292	
7	5	0.228	9,917	
8	5	0.221	9,636	
9	5	0.226	9,844	
10	5	0.251	10,830	
11	5	0.228	9,948	
12	5	0.258	11,223	
13	5	0.259	11,261	
14	5	0.257	11,201	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	6	0.230	9,998	
2	6	0.218	9,493	
3	6	0.251	10,948	
4	6	0.235	10,249	
5	6	0.224	9,743	
6	6	0.212	9,223	
7	6	0.211	9,211	
8	6	0.235	10,239	
9	6	0.213	9,295	
10	6	0.207	9,028	
11	6	0.207	9,011	
12	6	0.207	9,009	
13	6	0.207	9,010	
14	6	0.207	9,021	
15	6	0.217	9,459	
16	6	0.211	9,204	
17	6	0.218	9,501	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	7	0.249	10,844	
2	7	0.248	10,797	
3	7	0.275	11,994	
4	7	0.287	12,507	
5	7	0.440	19,169	
6	7	0.286	12,477	
7	7	0.208	9,070	
8	7	0.208	9,070	
9	7	0.208	9,070	
10	7	0.208	9,070	
11	7	0.218	9,500	
12	7	0.208	9,070	
13	7	0.208	9,070	
14	7	0.208	9,070	
15	7	0.218	9,500	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	8	0.343	14,961	
2	8	0.280	12,204	
3	8	0.299	13,041	
4	8	0.291	12,697	
5	8	0.282	12,278	
6	8	0.288	12,538	
7	8	0.291	12,668	
8	8	0.291	12,668	
9	8	0.288	12,541	
10	8	0.282	12,263	
11	8	0.294	12,812	
12	8	0.289	12,570	
13	8	0.280	12,216	
14	8	0.274	11,922	
15	8	0.265	11,560	
16	8	0.265	11,549	
17	8	0.265	11,551	
18X	8	0.894	37,212	
19	8	0.255	11,090	
20	8	0.254	11,080	
21	8	0.554	24,117	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	9	0.301	13,131	
2	9	0.219	9,553	
3	9	0.210	9,168	
4X	9	0.146	6,356	
5	9	0.207	9,000	
6	9	0.209	9,108	
7	9	0.212	9,225	
8	9	0.219	9,524	
9	9	0.219	9,524	
10	9	0.224	9,738	
11	9	0.225	9,810	
12	9	0.225	9,782	
13	9	0.222	9,666	
14	9	0.223	9,705	
15X	9	0.900	39,210	

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND 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. 2021-031287, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) (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.) (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.) (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°87'11" W, CONTINUING WITH THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 206.42 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.) (C.T.);





## **Planning & Zoning Commission Agenda February 7, 2022**

**Agenda Item: Preliminary Plat (Action Item)**

### **Agenda Description:**

Discuss, consider, and possible action on approving a preliminary plat regarding 144.24 acres of land known as Lots 1-34, Block 1, Lots 1-16X, Block 2, Lots 1-28, Block 3, Lots 1-19, Block 4, Shady Valley, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located on the east side of CR 1023 and south of CR 909 to allow for the construction of a residential subdivision.

### **Background Information:**

**HISTORY:** The property is undeveloped and has never been platted. The subject property has been used as agricultural land. The property has gone through the process of rezoning to the (R1L) Single Family Residential Large Lot District and was approved by City Council on November 18, 2021.

**ZONING:** This property zoned (R1L) Single Family Residential Large Lot District.

**ANALYSIS:** The proposed development of this property is to allow for the construction of a residential subdivision containing a minimum of 1 acre size lots and follow all of the R1L District regulations. The development will contain 94 single family residential lots and 3 private open space lots to be maintained by a Home Owners Association. The developer is requesting various waivers detailed in the waiver request letter for the following:

1. Residential block length
2. Cul-de-sacs dwelling unit maximum
3. Cul-de-sac length maximum

**UTILITIES:** Water is provided by Johnson County Special Utility District. A letter of final approval of the preliminary plat has been submitted which does not verify approval of the utility plans for the development. Each lot will have On Site Sewer Facilities.

**TRANSPORTATION:** Rights-of-Way dedications are being dedicated with this plat.

**RECOMMENDATION:** 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.

### **Financial Information:**

N/A

### **City Contact:**

Aaron Maldonado, Development Services Director

## **Attachments:**

- 1) Preliminary Plat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) Waiver Request Letter
- 6) JCSUD Approval Letter
- 7) Preliminary Plat of Shady Valley

# City of Joshua Development Services Universal Application

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

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

## PROJECT INFORMATION

Project Name: Shady Valley

Project Address (Location): East side of CR 1023, North of Indian Hills Road

Existing Zoning: Agricultural Proposed Zoning: R-1L

Existing Use: Agricultural Proposed Use: Single Family Residential

Existing Comprehensive Plan Designation: Low Density Residential Gross Acres: 144

**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: Samuel Knight Company: Teague Nall & Perkins

Address: 5237 N. Riverside Drive Tel: 817-665-7148 Fax: \_\_\_\_\_

City: Fort Worth State: TX ZIP: 76137 Email: sknight@tnpinc.com

Property Owner: The Burkett Family Trust

Company: \_\_\_\_\_

Address: 8613 Crosswind Dr Tel: 817-938-7575 Fax: \_\_\_\_\_

City: Fort Worth State: TX ZIP: 76179 Email: joesr55@yahoo.com

Key Contact: Applicant

Company: \_\_\_\_\_

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

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

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

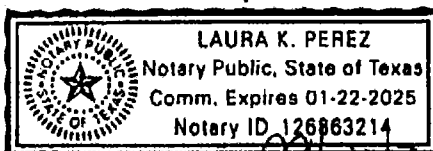
SIGNATURE: Burkett Family Trust Joe C. Burkett, Jr.  
(Letter of authorization required if signature is not the person's own)

Print or Type Name: Joe C. Burkett Jr.

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 21 day of September 20 21

Laura K Perez  
Notary Public



Signature

Laura K Perez

Date: 9/21/21

## For Departmental Use Only

Case No.: \_\_\_\_\_

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

Total Fee(s): 3350

Check No: 3350 #12079

Date Submitted: 9-24-21

Accepted By: \_\_\_\_\_

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

## PROPERTY DESCRIPTION

**BEING** 144.244 acres of land situated in George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas, and being all of that certain tract of land described in deed to Joe Carl Burkett, Jr., Trustee of The Burkett Family Trust, according to the deed filed in Volume 3447, Page 884, Deed Records of Johnson County, Texas (D.R.J.C.T.); and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found at the northeast corner of said Burkett Family Trust tract, also being the northwest corner of Lot 20, Wagon Wheel Estates, an addition to the City of Joshua, Johnson County, Texas, as filed in Volume 5, Page 21, Plat Records of Johnson County, Texas (P.R.J.C.T.), and also being in the south line of a tract of land described in deed to Rhonda Gail Taylor, as filed in Volume 4259, Page 929, D.R.J.C.T., from which a 1/2 inch iron rod found, bears S 20°24'36" W, a distance of 1.84 feet;

**THENCE** S 02°04'38" E, along the east line of Burkett Family Trust tract, passing along the west line of said Lot 20, the west end of a 60' wide Road Easement, as filed in said plat of Wagon Wheel Estates (Vol. 5, Pg. 21, P.R.J.C.T.), also being filed in Volume 839, Page 251, D.R.J.C.T., and also passing along the west line of Lot 19, of said Wagon Wheel Estates, a distance of 1968.44 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), at the southeast corner of said Burkett Family Trust tract, also being the southwest corner of said Lot 19, also being the northwest corner of Lot 1, of said Wagon Wheel Estates, and also being the northeast corner of a tract of land described in deed to Linda Susan Chester Smith & Frances Chester, as filed in Instrument No. 2015-21018, D.R.J.C.T., from which a 1/2 inch iron rod found in the west line of Lot 20, of said Wagon Wheel Estates, also being in the east line of said Linda Susan Chester Smith & Frances Chester tract, bears S 02°04'38" E, a distance of 1917.67 feet;

**THENCE** N 89°58'33" W, along the south line of said Burkett Family Trust tract, passing along the north line of said Linda Susan Chester Smith & Frances Chester, at a distance of 4.29 feet passing a rock found, at a total distance of 1893.03 feet passing at the northwest corner of said Linda Susan Chester Smith & Frances Chester, also being the northeast corner of a tract of land described in deed to Michael Martin, as filed in Instrument No. 2011-30616, D.R.J.C.T., from which a stone found at right angle to said property line, bears N 00°01'27" E, a distance of 1.37 feet, from which a 1/2 inch iron rod found, bears N 47°23'49" W, a distance of 1.52 feet; and continuing along the south line of said Burkett Family Trust tract, passing along the north line of said Martin tract, and the north line of a tract of land described in deed to Concrete Investments, LLC, as filed in Instrument No. 2016-18678, D.R.J.C.T., in all, a distance of 2797.71 feet to a 4.5 inch metal post found at the southwest corner of said Burkett Family Trust tract, also being the southeast corner of Lot 2, Westfall Addition, an addition to the City of Joshua, Johnson County, Texas, as filed in Volume 9, Page 805, Slide C406, P.R.J.C.T.;

**THENCE** N 00°55'26" W, along the most southerly west line of Burkett Family Trust tract, passing along the east line of said Lot 2, and the east line of the remainder of a tract of land described in deed to Gene Johnson et ux Glenda Ruth Johnson, as filed in Volume 1286, Page 346, D.R.J.C.T., a distance of 571.75 feet to a 1/2 inch iron rod found at the northeast corner of said Johnson tract, also being the southeast corner of a tract of land described in deed to Harold Douglas Taylor, Jr. et ux Sherrie Darlene Taylor, as filed in Instrument No. 2016-31486, D.R.J.C.T.;

**THENCE** N 01°01'16" W, continuing along the most southerly west line of Burkett Family Trust tract, passing along the east line of said Taylor tract, a distance of 484.29 feet to a stone found at a re-entrant corner of said Burkett Family Trust tract, also being the northeast corner of said Taylor tract, from which another stone found, bears N 24°18'16" W, a distance of 0.68 feet;

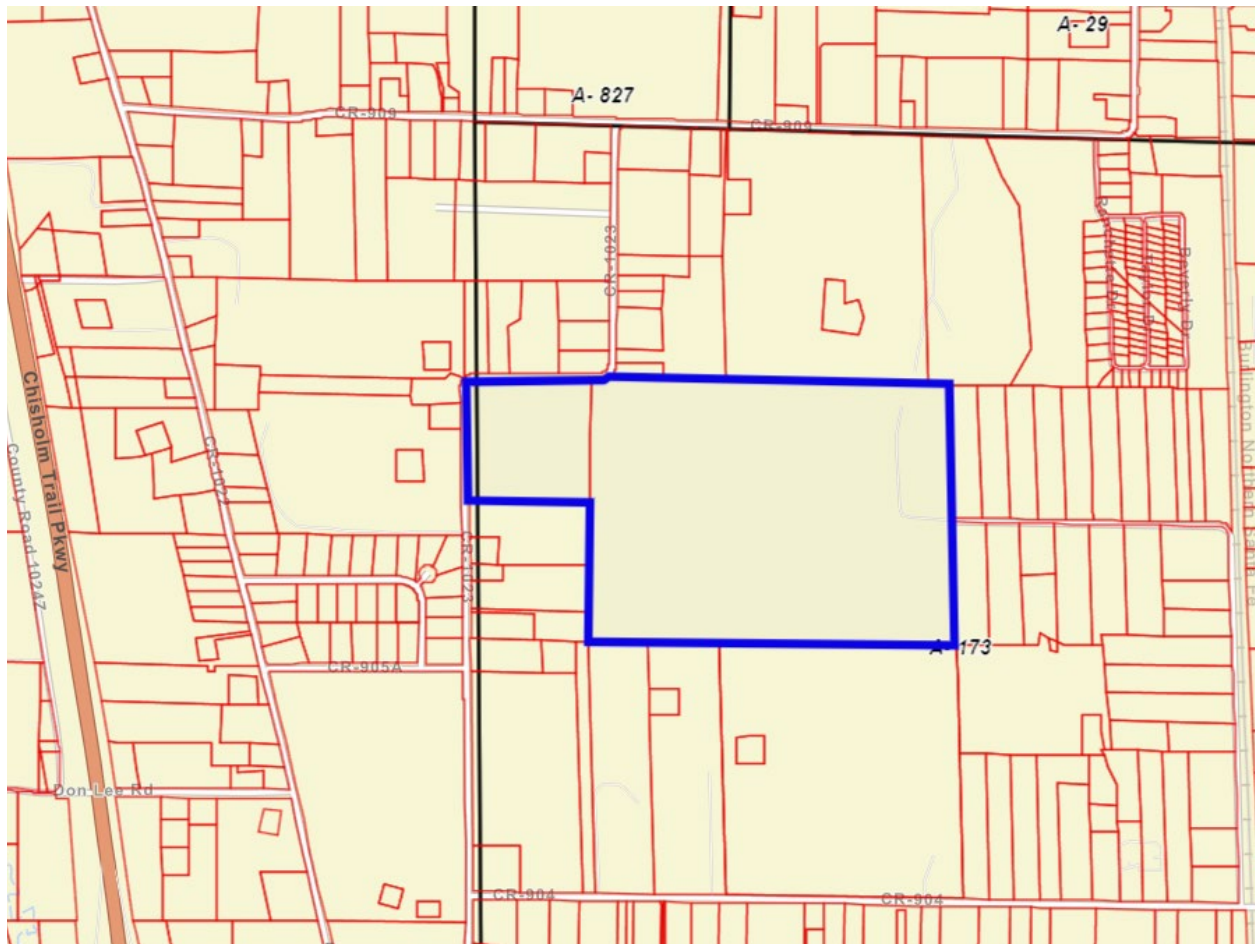
**THENCE** S 89°05'51" W, along the most westerly south line of Burkett Family Trust tract, passing along the north line of said Taylor tract, a distance of 902.29 feet to a 1/2 inch iron rod found at the northwest corner of said Taylor tract, also being the most westerly southwest corner of said Burkett Family Trust tract, and also being in the easterly R-O-W line of County Road 1023 (variable width);

**THENCE** N 01°14'36" W, along the most westerly line of Burkett Family Trust tract, and along the easterly R-O-W line of said County Road 1023, a distance of 918.74 feet to a mag nail with shiner stamped "TNP", set in edge of asphalt road at the northwest corner of said Burkett Family Trust tract;

**THENCE** N 89°54'36" E, along the north line of Burkett Family Trust tract, partially passing along the south R-O-W line of said County Road 1023, also passing along the south edge of a possible gap or gore, at a distance of 1936.23 feet passing at right angles to said property line, a 1/2 inch iron rod found at the southeast corner of a tract of land described in deed to Sharon L. Good and Ralph M. Good, Jr., as filed Instrument No. 2021-11287, D.R.J.C.T., also being the southwest corner of a tract of land described in deed to Tommie Irene Maines Cain, as filed Instrument No. 2015-14596, D.R.J.C.T., and bears N 00°05'24" W, a distance of 18.96 feet; and continuing along the north line of said Burkett Family Trust tract, along the south edge of said possible gap or gore, in all, a distance of 3666.33 feet to the **POINT OF BEGINNING** and containing 144.244 acres of land, more or less.



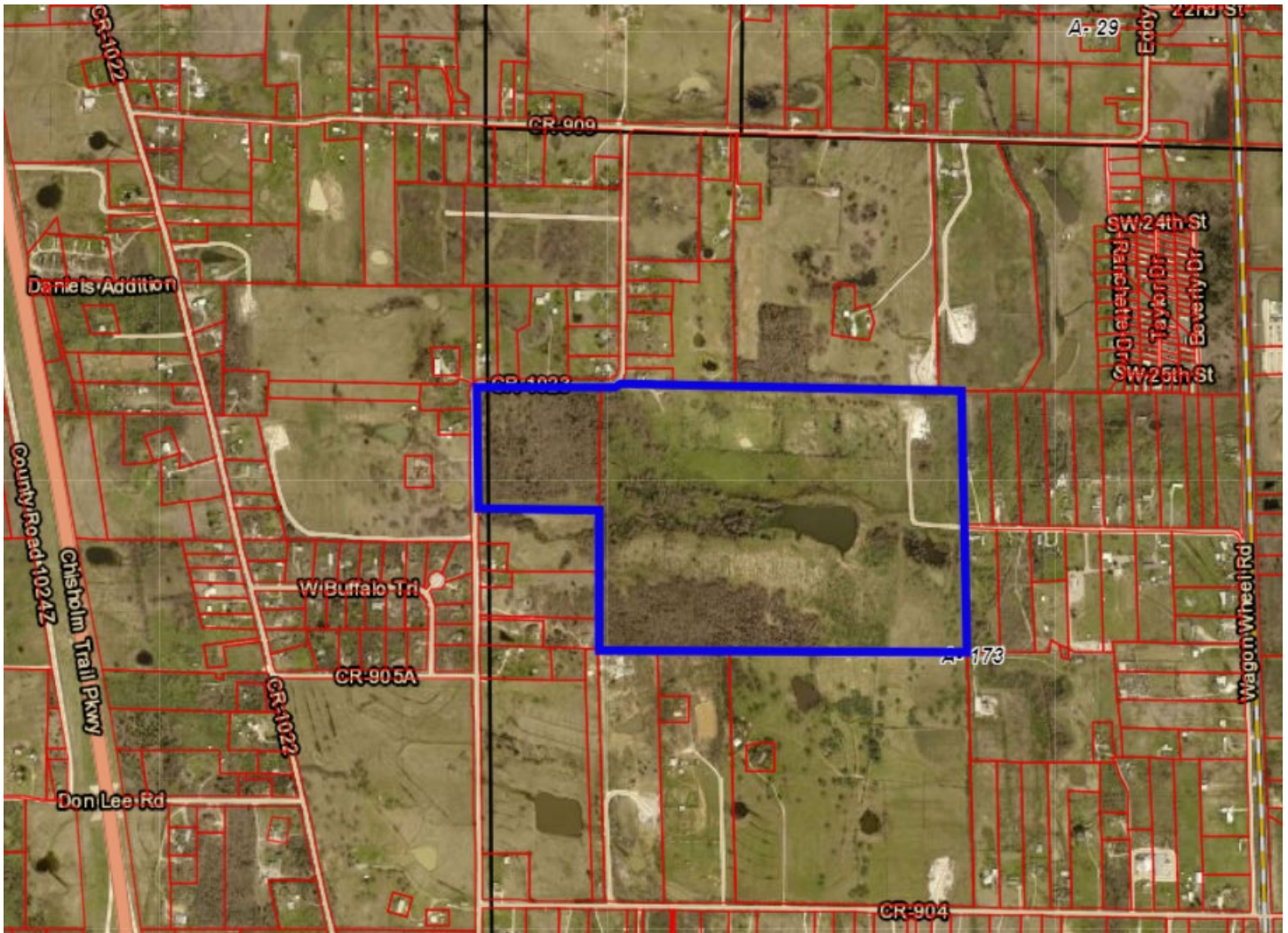
## Vicinity Map







## Aerial Map



December 10, 2021

City of Joshua  
Ms. Nora Fussner  
Development Services/Planning and Zoning  
Joshua City Hall  
101 S. Main St.  
Joshua, Texas 76058

**Re: Shady Valley Preliminary Plat (PP2021-05) – Waiver Requests**

Planning and Zoning Commission:

Teague Nall and Perkins (TNP) hereby requests the following waivers to the City's Preliminary Platting criteria and Code of Ordinances for the referenced preliminary plat.

**Waiver Request #1 - Section 10.7.4.K - Block Lengths**

K. Block Lengths. Residential block length shall be a minimum of five hundred feet (500') and a maximum of one thousand feet (1000'). However, the City Engineer may modify this length requirement if an alternative standard is appropriate due to the density of development, conditions of topography, lot sizes, or the surrounding platted subdivisions or circulation requirements. Extremely short block lengths should be avoided to eliminate the potential for increased traffic congestion created by too many intersections. The maximum length for blocks adjacent to designated major thoroughfares shall be not more than one thousand five hundred feet (1,500'). The maximum length for blocks adjacent to designated collector streets shall be not more than one thousand two hundred feet (1,200').

**Justification**

*The geometry of our property, the presence of floodplain and the undeveloped nature of the surrounding parcels significantly restricts opportunities to develop a lot layout with block lengths less than 1,000'. We have provided a street stub (Street D) to the undeveloped property to our south. We also originally proposed a connection to Wagon Wheel Road but were requested by City staff to eliminate that connection due to the condition of Wagon Wheel Road beyond the limits of our property. We contacted the property owner to our north (Tommie, Irene Maines Cain) to inquire about extending a street stub to that property. They informed us that they had no interest in connecting their property to our property, either now or in the future.*

*Given the physical constraints and the low density neighborhood we are proposing (95 residential lots) we respectfully request a waiver to the City's 1,000 maximum block length criteria.*

**Waiver Request #2 - Section 10.7.4.J.1 – Cul-de-Sacs**

J. Cul-de-Sacs.

1. A maximum number of twenty-nine (29) dwelling units are permitted on a permanent cul-de-sac street.

**Justification**

*The presence of floodplain and the undeveloped nature of adjacent properties restricts our ability to create a layout with 29 or few lots associated with the Street B cul-de-sac. We have provided a street stub (Street D) to allow for the future extension of Street D to Indian Hills Road whenever the property to our south is developed. The future extension of Street D would reduce the number of lots associated with the Street B cul-de-sac to twenty (20.)*

*Due to the City's request of not connecting to Wagon Wheel Road, the number of lots associated with the Street C cul-de-sac is 35.*

*We respectfully request a waiver to the City's twenty-nine (29) dwelling unit criteria for cul-de-sacs.*



**Waiver Request #3 - Section 10.7.4.J.2 – Cul-de-Sacs**

J. Cul-de-Sacs.

2. Cul-de-sac length shall be a minimum of one hundred fifty feet (150') and a maximum of six-hundred feet (600'). However, the City Engineer may modify this length requirement if an alternative standard is appropriate due to the density of development, conditions of topography, lot sizes and other significant factors.

**Justification**

*The presence of floodplain and the undeveloped nature of adjacent properties restricts our ability to create a layout with Street B having a cul-de-sac length of less than 600'. We are proposing to Street D to allow for the future extension to Indian Hills Road whenever the property to our south is developed. The future extension of Street D would reduce the length of the Street B cul-de-sac to approximately 1,250'.*

*Due to the City's request of not connecting to Wagon Wheel Road, the length of the Street C cul-de-sac exceeds 600'.*

*We respectfully request a waiver to the City's maximum cul-de-sac length of 600'.*

Following City approval of the preliminary plat we will be submitting a gas well setback variance request for the existing gas well that is located approximately 175' north of the northeast corner of our proposed development. That request will be to reduce the 600-foot gas well setback to a 400-foot setback. That variance request will conform to the requirements outlined in Section 4.06.010 of the City's Code of Ordinances. The lots impacted by the offsite gas well have been identified on the preliminary plat.

Thank you for your consideration of the requested waiver requests. Please let us know if you have any questions or need any additional information.

Sincerely,

**tnp**

**teague nall & perkins**



Scott Wilhelm, P.E.



January 26, 2022

Location: Shady Valley  
CR 1023

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. However, the developer will need to install needed infrastructure to service the subdivision.

A preliminary 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.

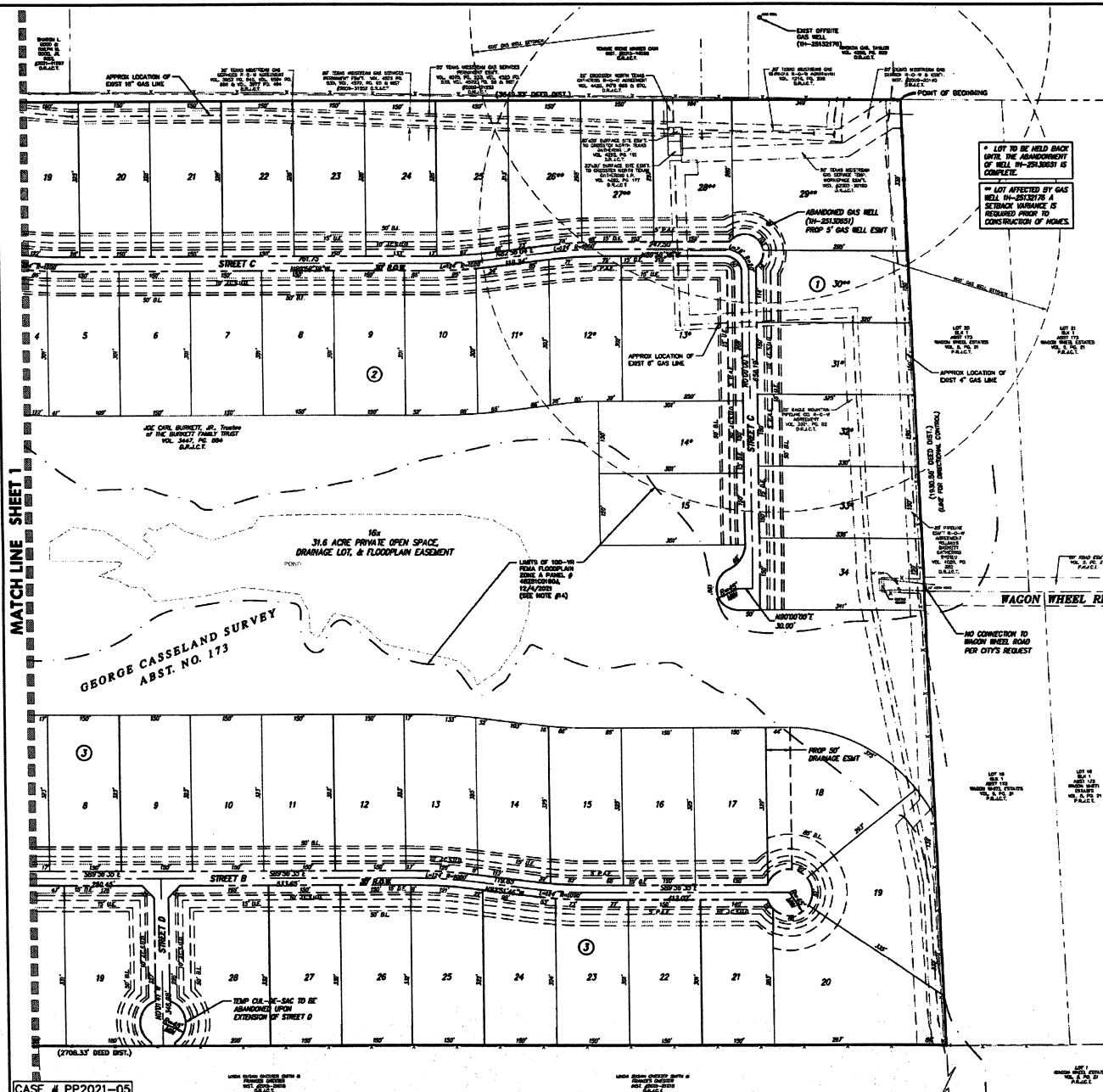
This letter **does not** verify approval on the utility plans for this development.

Sincerely,

Nan Bise  
System Development Supervisor  
nbise@jcsud.com  
(817) 760-5206

Enclosure: Submitted Plat for Approval





APPROVAL OF PRELIMINARY PLAT

PLANNING & ZONING COMMISSION CHAIRMAN	DATE
---------------------------------------	------

**ATTEST:**

CITY SECRETARY

**PROPERTY DESCRIPTION**

BEING 144.244 acres of land situated in George Cessland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas, and being all of that certain tract of land described in deed to Joe Carl Burkett, Jr., Trustee of The Burkett Family Trust, according to the deed filed in Volume 3447, Page 884, Deed Records of Johnson County, Texas (D.R.J.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said Burbett Family Trust tract, also being the northeast corner of Lot 20, Wagon Wheel Estates, an addition to the City of Joshua, Johnson County, Texas, as filed in Volume 5, Page 21, Plat Records of Johnson County, Texas (P.R.C.T.), and also being in the south line of a tract of land described in deed to Rhonda Gail Taylor, as filed in Volume 4259, Page 929, D.R.C.T., from which a 1/2 inch iron rod found, bears S 202°43'36" E a distance of 1.84 feet;

TWINE S 02°04'38" E, also the west line of Burlett Family Trust, passing along the west line of said Lot 20, the west end of a 60' wide Road Easement, as filed in said tract of Wagon Wheel Estates (Vol. 5, Pg. 21, P.R.A.C.T.), also being filed in Volume 6399, Page 201, D.R.A.C.T., and also passing along the west line of Lot 16, of said Wagon Wheel Estates, a distance of 1968.44 feet to a 5/8 inch iron rod set with top stamped "T-8" (hereinafter all 5/8 inch iron rods are so referred to) at the southwest corner of said Lot 16, and also passing along the southwest corner of said Lot 19, also being the northwest corner of Lot 1, of said Wagon Wheel Estates, and also being the northeast corner of a tract of land described in deed to Linda Susan Chester Smith & Frances Chester, as filed in instrument No. 215-2018, D.R.A.C.T., from which a 1/2 inch iron rod found in the west line of Lot 20, of said Wagon Wheel Estates, is a distance of 1917.87 feet; and also being the northeast corner of said Linda Susan Chester Smith & Frances Chester trust, bears S 02°04'38" E, a distance of 1917.87 feet;

TINENCE N 89°53'33" E, 1/4 sec. the south line of said Burdett Family Trust tract, passing along the north line of said Little Linden Chester Smith & Frances Chester, at a distance of 4.26 feet passing a rock found, at a total distance of 180.33 feet passing at the northwest corner of said Little Linden Chester Smith & Frances Chester, also being the north line of said Little Linden Chester Smith & Frances Chester, at a distance of 1.37 feet, from which a 1/2 inch iron rod found, bears N 47°52'48" E, a distance of 1.52 feet; and continuing along the south line of said Burdett Family Trust tract, passing along the north line of said Burdett Family Trust tract, at the north line of said Little Linden Chester Smith & Frances Chester, at a distance of 1.37 feet, to the R.C.T.C. at a distance of 2787.71 feet to a 4.5 inch metal post found at the southwest corner of said Burdett Family Trust tract, also being the southeast corner of Lot 40, Section 36, T10N, R10E, S10E, Jefferson, an addition to the City of Joshua, Johnson County, Texas. See the plat of said section 36, Page 100, of the P.M.C. at 400.

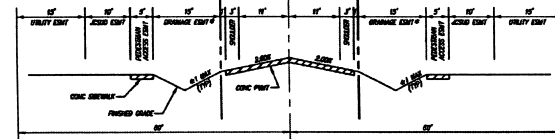
THENCE N 00°55'28" W, along the most southerly west line of Barlett Family Trust tract, passing along the east line of said Lot 2, and the east line of the remainder of a tract of land described in deed to Gene John and ex Glenda Ruth Johnson, as filed in Volume 1288, Page 348, D.R.C.T., a distance of 571.73 feet to a 1/2 inch iron rod found at the northeast corner of said Johnson tract, also being the southeast corner of a tract of land described in deed to Harold Douglas Taylor, Jr. et ux Sherrie Darlene Taylor, as filed in instrument No. 2016-31488, D.R.C.T.;

THENCE N 01°01'16" W, continuing along the most southerly west line of Burkett Family Trust tract, passing along the east line of said Taylor tract, a distance of 464.29 feet to a stone found at a re-entrant corner of said Burkett Family Trust tract, also being the northeast corner of said Taylor tract, from which another stone found, bears N 24°16'16" W, a distance of 0.68 feet;

THENCE S 88°05'31" W, along the most westerly south line of Burkett Family Trust tract, passing along the north line of said Taylor tract, a distance of 902.29 feet to a 1/2 inch iron rod found at the northwest corner of said Taylor tract, also being the most westerly southwest corner of said Burkett Family Trust tract, and also being in the easterly R-O-W line of County Road 1023 (variable width);

THENCE N 01°4'38" W, along the most westerly line of Burkett Family Trust tract, and along the easterly R-O-W line of said County Road 1023, a distance of 918.74 feet to a snag nail with shiner stamped "TRP", set in edge of asphalt road at the northwest corner of said Burkett Family Trust tract;

THENCE N 89°54'36" E, along the north line of Burkett Family Trust tract, partially passing along the south R-O-W line of said County Road 10223, also passing along the south edge of a possible gap or gore, at a distance of 19382.25 feet passing at right angles to said property line, a 1/2 inch iron rod found at the southeast corner of a tract of land described in deed to Sharon L. Good and Robert M. Good, Jr., as filed instrument No. 2021-11287, D.R.A.C.T., also being the southeast corner of a tract of land described in deed to Melrose Oaks, as filed instrument No. 2005-0559, D.R.A.C.T., and bears N 00°05'24" W, at a distance of 18.96 feet, and continuing along the south line of said Burkett Family Trust tract, along the south edge of said possible gap or gore, in all, a distance of 3666.33 feet to the POINT OF BEGINNING, and thence along the 144.244 acre of land, more or less, as shown on the plat.

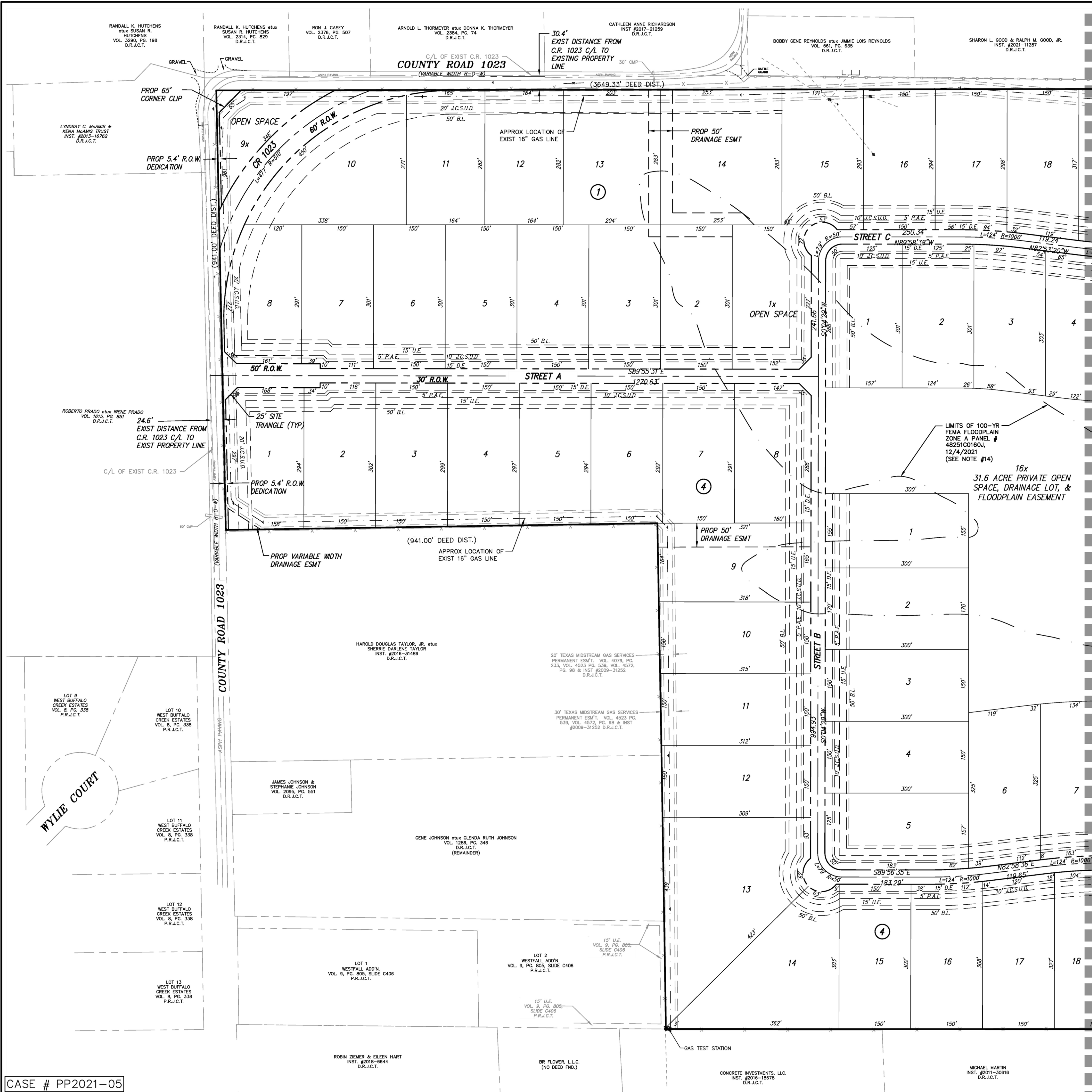


**TYPICAL SECTION**

LOTS 1-34, BLK 1; LOTS 1-16x, BLK 2;  
LOTS 1-28, BLK 3; LOTS 1-19, BLK 4  
**144.24 ACRES SITUATED IN THE GEORGE  
CASSELAND SURVEY, ABSTRACT  
NO. 173, JOHNSON COUNTY, TEXAS**

**Joshua, TEXAS**  
January 26th, 2022  
(2 of 2)



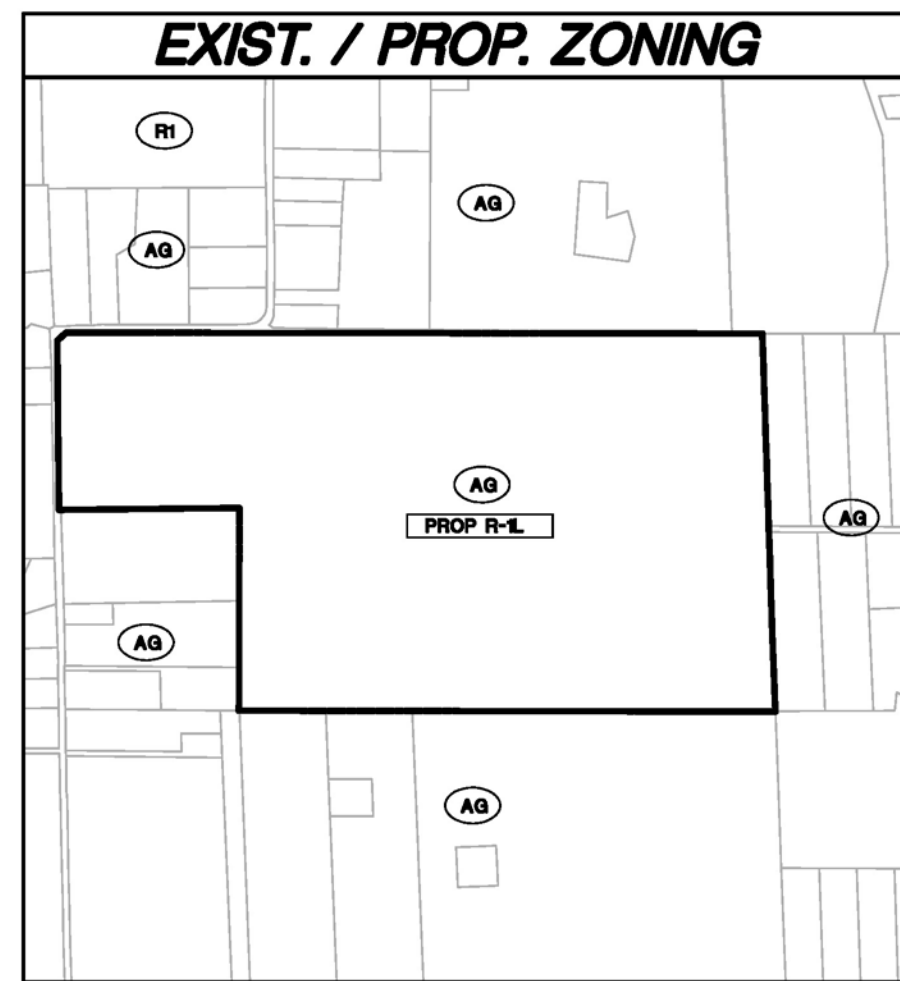
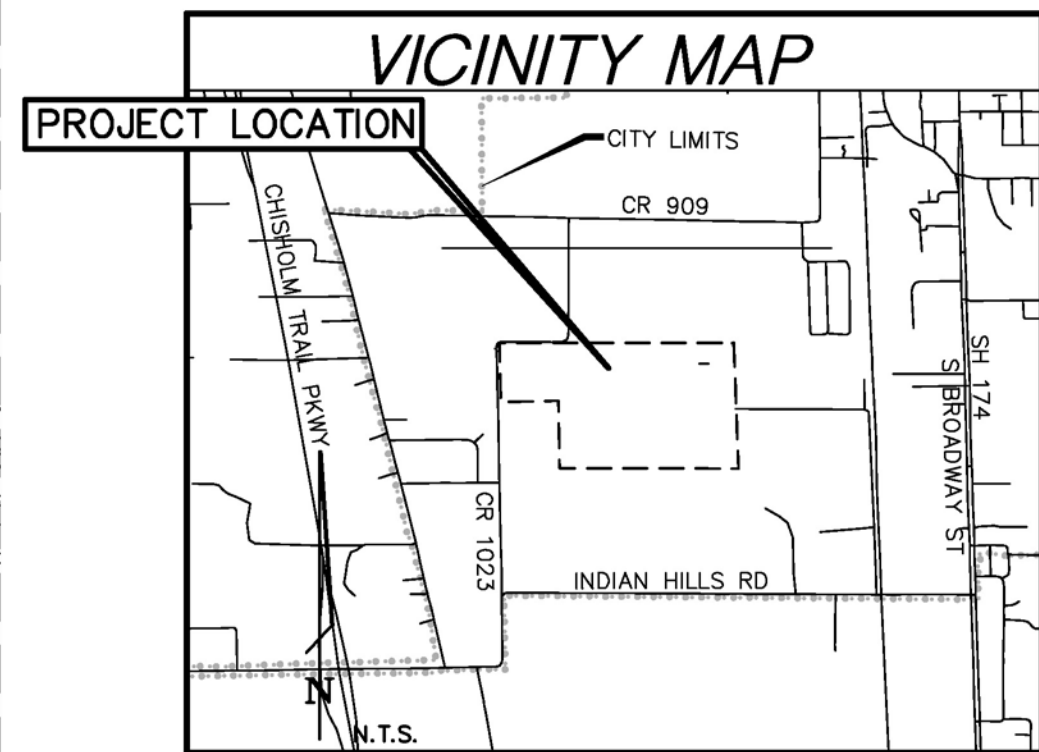


APPROVAL OF PRELIMINARY PLAT

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

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

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



SCALE: 1"=1000'

LIST OF BLOCK LENGTHS				
BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	Street A	County Road 1023	Street B	1,235
Block 1	Street C	Street A	End	3,080
Block 4	Street A	County Road 1023	Street B	1,234
Block 4	Street B	Street A	Street D	1,903
Block 3	Street B	Street D	End	1,355
Block 2	Street C	Start	End	2,673
Block 3	Street B	Start	End	2,974

- NOTES**
- THE ENTIRE DEVELOPMENT IS LOCATED WITHIN JOSHUA CITY LIMITS.
  - ENTIRE DEVELOPMENT IS LOCATED IN JOHNSON COUNTY.
  - WATER SERVICE IS PROVIDED BY JCSUD.
  - WASTEWATER SERVICE IS BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
  - FRONT BUILDING SETBACKS ARE 50' UNLESS OTHERWISE NOTED.
  - PROPOSED STREET R.O.W.'S ARE 30' UNLESS OTHERWISE NOTED.
  - ALL LOTS ARE A MINIMUM OF 1 ACRE IN SIZE.
  - ALL LOTS ARE A MINIMUM OF 150' WIDE AT THE BUILDING LINE.
  - ALL STREET PROFILE GRADES SHALL CONFORM TO CITY CRITERIA. MAX VERTICAL GRADE SHALL NOT EXCEED 10% AND MINIMUM VERTICAL GRADE SHALL NOT BE LESS THAN 0.5%.
  - LOTS FRONTING C.R. 1023 SHALL HAVE CIRCULAR DRIVES (LOTS 10-14, BLK 1).
  - MINIMUM DWELLING SIZE SHALL BE 2,000 SF PER R-1L ZONING CRITERIA.
  - TREE PRESERVATION SURVEY REQUIRED FOR FINAL PLAT.
  - ALL PARKLAND DEDICATION FEES TO BE ADDRESSED WITH FINAL PLAT.
  - A LOUPE WILL BE PREPARED IN CONJUNCTION WITH THE FINAL PLAT TO REVISE THE FLOODPLAIN LIMITS & REMOVE IT FROM THE BUILDING AREA OF THE LOTS. AS PART OF THE FINAL PLAT, FLOODPLAIN EASEMENTS WILL BE PROVIDED FOR ALL PORTIONS OF THE REVISED 100-YR FLOODPLAIN THAT ARE WITHIN THE LIMITS OF THE DEVELOPMENT.
  - ALL SIDEWALKS WILL BE CONSTRUCTED BY THE HOMEOWNER EXCEPT IN AREAS WHERE THE R.O.W. ABUTS OPEN SPACE LOTS.
  - THE H.O.A. AND/OR PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE DITCHES PARALLEL TO THE PROPOSED ROADWAYS.
  - A MEDIAN DIVIDED ENTRY OF AT LEAST 200' IN LENGTH SHALL BE CONSTRUCTED AT THE CONNECTION TO CR-1023.

PRIVATE OPEN SPACE & DRAINAGE LOTS			
LOT	BLOCK	AREA (Ac.)	NOTE
1x	1	1.08	HOA LOT - OPEN SPACE
9x	1	0.51	HOA LOT - OPEN SPACE
16x	2	27.78	HOA LOT - OPEN SPACE & PARK

- OPEN SPACE LOTS 1x & 16x SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- OPEN SPACE LOT 9x SHALL BE DEDICATED TO THE CITY OF JOSHUA.
- OPEN SPACE LOTS SHALL ALSO SERVE AS PUBLIC DRAINAGE EASEMENTS.

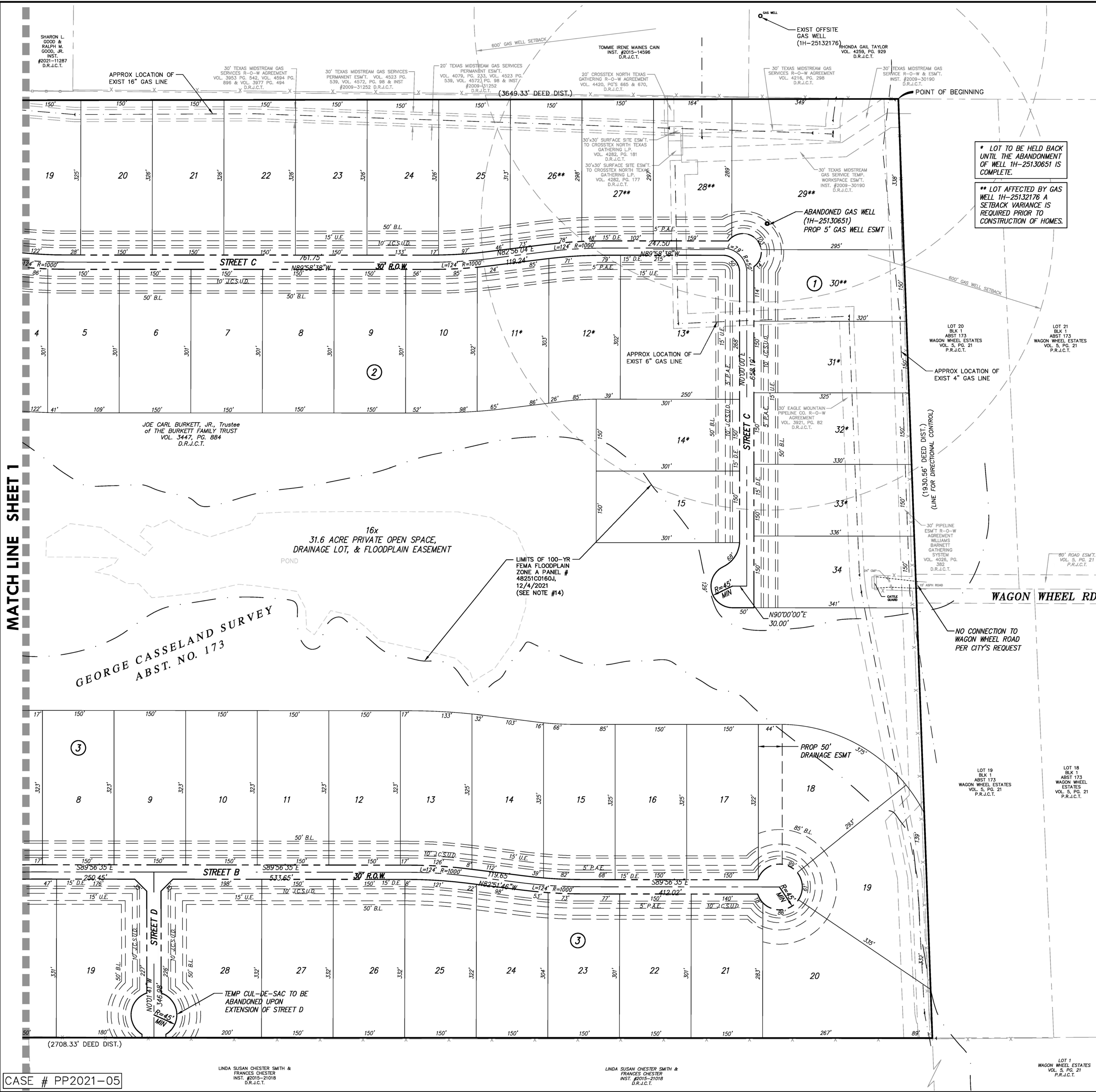
**OWNER**  
JOE CARL BURKETT JR.,  
TRUSTEE OF THE BURKETT FAMILY  
8613 CROSSWIND DRIVE  
FORT WORTH, TEXAS 76179  
(817)-936-7575

**DEVELOPER**  
TEAGUE NALL & PERKINS  
5237 N. RIVERSIDE DR, SUITE 100  
FORT WORTH, TEXAS 76137  
(817) 336-5773  
CONTACT: SAMUEL P. KNIGHT, P.E.  
EMAIL: SKNIGHT@TNPINC.COM

**ENGINEER/SURVEYOR**  
TEAGUE NALL & PERKINS, INC.  
5237 N. RIVERSIDE DR, SUITE 100  
FORT WORTH, TEXAS 76137  
(817) 336-5773  
CONTACT: SAMUEL P. KNIGHT, P.E.  
EMAIL: SKNIGHT@TNPINC.COM

A PRELIMINARY PLAT FOR  
**SHADY VALLEY**  
LOTS 1-34, BLK 1; LOTS 1-16x, BLK 2;  
LOTS 1-28, BLK 3; LOTS 1-19, BLK 4  
144.24 ACRES SITUATED IN THE GEORGE  
CASSELL SURVEY, ABSTRACT  
NO. 173, JOHNSON COUNTY, TEXAS  
**Joshua, TEXAS**  
January 26, 2022  
(1 of 2)





APPROVAL OF PRELIMINARY PLAT

PLANNING & ZONING COMMISSION CHAIRMAN	DATE
ATTEST:	
CITY SECRETARY	DATE

PROPERTY DESCRIPTION

BEING 144.244 acres of land situated in George CasseLand Survey, Abstract No. 173, City of Joshua, Johnson County, Texas, and being all of that certain tract of land described in deed to Joe Carl Burkett, Jr., Trustee of The Burkett Family Trust, according to the deed filed in Volume 3447, Page 884, Deed Records of Johnson County, Texas (D.R.J.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said Burkett Family Trust tract, also being the northwest corner of Lot 20, Wagon Wheel Estates, an addition to the City of Joshua, Johnson County, Texas, as filed in Volume 5, Page 21, Plat Records of Johnson County, Texas (P.R.J.C.T.), and also being in the south line of a tract of land described in deed to Rhonda Gail Taylor, as filed in Volume 4259, Page 929, D.R.J.C.T., from which a 1/2 inch iron rod found, bears S 20°24'36" W, a distance of 1.84 feet;

THENCE S 02°04'38" E, along the east line of Burkett Family Trust tract, passing along the west line of said Lot 20, the west end of a 60' wide Road Easement, as filed in said plat of Wagon Wheel Estates (Vol. 5, Pg. 21, P.R.J.C.T.), also being filed in Volume 839, Page 251, D.R.J.C.T., and also passing along the west line of Lot 19, of said Wagon Wheel Estates, a distance of 1968.44 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), at the southeast corner of said Burkett Family Trust tract, also being the southwest corner of said Lot 19, also being the northwest corner of Lot 1, of said Wagon Wheel Estates, and also being the northeast corner of a tract of land described in deed to Linda Susan Chester Smith & Frances Chester, as filed in Instrument No. 2015-21018, D.R.J.C.T., from which a 1/2 inch iron rod found in the west line of Lot 20, of said Wagon Wheel Estates, also being in the east line of said Linda Susan Chester Smith & Frances Chester tract, bears S 02°04'38" E, a distance of 1917.67 feet;

THENCE N 89°58'33" W, along the south line of said Burkett Family Trust tract, passing along the north line of said Linda Susan Chester Smith & Frances Chester, at a distance of 4.29 feet passing a rock found, at a total distance of 1893.03 feet passing at the northwest corner of said Linda Susan Chester Smith & Frances Chester, also being the northeast corner of a tract of land described in deed to Michael Martin, as filed in Instrument No. 2011-30616, D.R.J.C.T., from which a stone found at right angle to said property line, bears N 00°01'27" E, a distance of 1.37 feet, from which a 1/2 inch iron rod found, bears N 47°23'49" W, a distance of 1.52 feet; and continuing along the south line of said Burkett Family Trust tract, passing along the north line of said Martin tract, and the north line of a tract of land described in deed to Concrete Investments, LLC, as filed in Instrument No. 2016-18678, D.R.J.C.T., in all, a distance of 2797.71 feet to a 4.5 inch metal post found at the southwest corner of said Burkett Family Trust tract, also being the southeast corner of Lot 2, Westfall Addition, an addition to the City of Joshua, Johnson County, Texas, as filed in Volume 9, Page 805, Slide C406, P.R.J.C.T.;

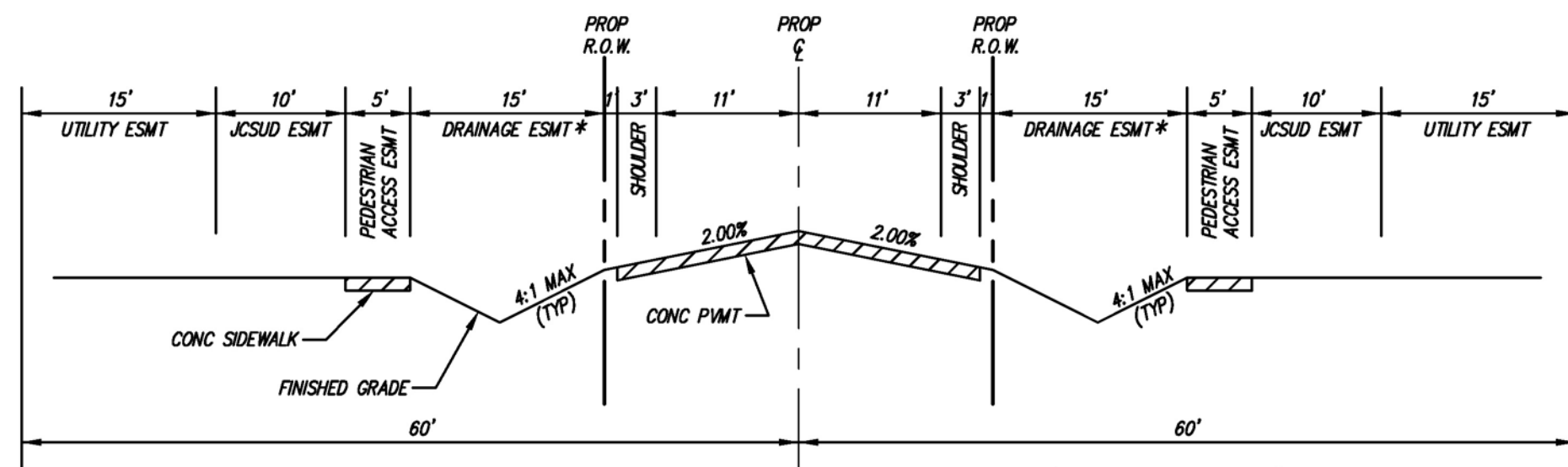
THENCE N 00°55'26" W, along the most southerly west line of Burkett Family Trust tract, passing along the east line of said Lot 2, and the east line of the remainder of a tract of land described in deed to Gene Johnson et ux Glenda Ruth Johnson, as filed in Volume 1286, Page 346, D.R.J.C.T., a distance of 571.75 feet to a 1/2 inch iron rod found at the northeast corner of said Johnson tract, also being the southeast corner of a tract of land described in deed to Harold Douglas Taylor, Jr. et ux Sherrie Darlene Taylor, as filed in Instrument No. 2016-31486, D.R.J.C.T.;

THENCE N 01°01'16" W, continuing along the most southerly west line of Burkett Family Trust tract, passing along the east line of said Taylor tract, a distance of 484.29 feet to a stone found at a re-entrant corner of said Burkett Family Trust tract, also being the northeast corner of said Taylor tract, from which another stone found, bears N 24°18'16" W, a distance of 0.68 feet;

THENCE S 89°05'51" W, along the most westerly south line of Burkett Family Trust tract, passing along the north line of said Taylor tract, a distance of 902.29 feet to a 1/2 inch iron rod found at the northwest corner of said Taylor tract, also being the most westerly southwest corner of said Burkett Family Trust tract, and also being in the easterly R-O-W line of County Road 1023 (variable width);

THENCE N 01°14'36" W, along the most westerly line of Burkett Family Trust tract, and along the easterly R-O-W line of said County Road 1023, a distance of 918.74 feet to a mag nail with shiner stamped "TNP", set in edge of asphalt road at the northwest corner of said Burkett Family Trust tract;

THENCE N 89°54'36" E, along the north line of Burkett Family Trust tract, partially passing along the south R-O-W line of said County Road 1023, also passing along the south edge of a possible gap or gore, at a distance of 1936.23 feet passing at right angles to said property line, a 1/2 inch iron rod found at the southeast corner of a tract of land described in deed to Sharon L. Good and Ralph M. Good, Jr., as filed Instrument No. 2021-11287, D.R.J.C.T., also being the southwest corner of a tract of land described in deed to Tommie Irene Maines Cain, as filed Instrument No. 2015-14596, D.R.J.C.T., and bears N 00°05'24" W, a distance of 18.96 feet; and continuing along the north line of said Burkett Family Trust tract, along the south edge of said possible gap or gore, in all, a distance of 3666.33 feet to the POINT OF BEGINNING and containing 144.244 acres of land, more or less.



TYPICAL SECTION  
N.T.S.

A PRELIMINARY PLAT FOR  
**SHADY VALLEY**

LOTS 1-34, BLK 1; LOTS 1-16x, BLK 2;  
LOTS 1-28, BLK 3; LOTS 1-19, BLK 4

144.24 ACRES SITUATED IN THE GEORGE  
CASSELLAND SURVEY, ABSTRACT  
NO. 173, JOHNSON COUNTY, TEXAS

**Joshua, TEXAS**  
January 26th, 2022  
(2 of 2)



## **Planning & Zoning Commission Agenda February 7, 2022**

**Agenda Item:** **Preliminary Plat** **(Action Item)**

### **Agenda Description:**

Discuss, consider, and possible action on approving a preliminary plat regarding 68.939 acres of land known as Lots 1-25, Lots A, B, C, Block 1; Lots 1-26, Lot A, Block 2; Lots 1-53, Lots A, B, C, D, Block 3, Lots 1-18, Block 4; Lots 1-24, Block 5; Lots 1-24, Block 6; Lots 1-24, Block 7, Mockingbird Hills Addition, in the W.W. Byers Survey, Abstract No. 29, City of Joshua, County of Johnson, Texas located at 804 W. FM 917 to allow for the construction of a residential subdivision.

### **Background Information:**

**HISTORY:** The planned development for this property was approved in December of 2018. This property has gone through the preliminary plat and a final plat of phase 1 in 2021. Since the developer created two phases, the City agreed to final plat phase 1 and revise the preliminary plat to show both phases before final platting phase 2.

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

**ANALYSIS:** This preliminary plat shows phase 1 and the creation of phase 2 which contains a total of 194 residential lots and 9 open space lots.

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

**TRANSPORTATION:** Rights-of-Way dedications are being dedicated with this plat.

**RECOMMENDATION:** 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.

### **Financial Information:**

N/A

### **City Contact:**

Aaron Maldonado, Development Services Director

**Attachments:**

- 1) Preliminary Plat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) JCSUD Approval Letter
- 6) Preliminary Plat of Mockingbird Hills 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.

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

## PROJECT INFORMATION

Project Name: Mockingbird Hills (Preliminary Plat - Revision) Ph 11

Project Address (Location): Located in the W.W. Byers Survey, Abstract Number 29

Existing Zoning: PD-R1 Proposed Zoning: PD-R1

Existing Use: Undeveloped Proposed Use: Residential

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 68.94

**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: Peter Thomas Company: SRE Joshua Dev, LLC

Address: P.O. Box 939

Tel: (817) 426-3143 Fax: \_\_\_\_\_

City: Burleson

State: TX ZIP: 76097

233 0174  
Email: tclic@aol.com

Property Owner: SAME

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_

Fax: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

ZIP: \_\_\_\_\_

Email: \_\_\_\_\_

Key Contact: SAME

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_

Fax: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

ZIP: \_\_\_\_\_

Email: \_\_\_\_\_

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

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

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

Print or Type Name: Peter Thomas

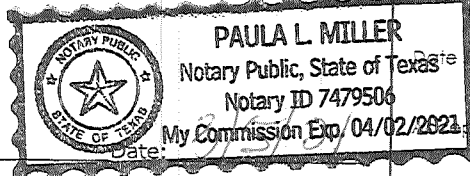
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 5 day of March 2021

Paula L. Miller

Notary Public

Signature Paula L. Miller



For Departmental Use Only

Case No.: PP 2021-03

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

Total Fee(s): 3870-

Check No.: 1111

Date Submitted: 3-5-21

By: gme

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

## DESCRIPTION OF PROPERTY

BEING a 68.939 acre tract of land in the W.W. BYERS SURVEY, ABSTRACT NUMBER 29, Johnson County, Texas and being all of at certain tract of land conveyed to SRE Joshua Dev, LLC according to the deed recorded in Document Number 2019-6606, Deed Records of Jonson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the existing north right-of-way line of FM 917, being the southwest corner of said FM 917 tract;

THENCE, North 00 degrees 22 minutes 11 seconds East, along the west line of said FM 917 tract, at 2283.66 feet passing a 1/2" capped iron rod set being in the proposed south right-of-way line of Caddo Road and continuing in all a distance of 2295.66 feet to a 1/2" iron rod found for corner, being in the existing south right-of-way line of C.R. 910 and being the northwest corner of said FM 917 tract;

THENCE, South 89 degrees 07 minutes 39 seconds East, along the existing south right-of-way line of said FM 917, 682.76 feet to a 1/2" iron rod found for corner, being the northeast corner of said FM 917;

THENCE, South 00 degrees 29 minutes 29 seconds West, along the most westerly west line of said FM 917 tract, at 12.00 feet passing a capped 1/2" rod set in the proposed south right-of-way of Caddo Road and continuing in all a distance of 1023.67 feet to a broken wood fence post found for corner;

THENCE, North 89 degrees 57 minutes 13 seconds East, along the most southerly north line of said line of said FM 917 tract, 1195.35 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner, being the most easterly northeast corner of said FM 917 tract;

THENCE, South 00 degrees 46 minutes 29 seconds West, along the most easterly east line of said line of said FM 917 tract, 1224.72 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner, being in the existing north right-of-way line of said FM 917 and also being the most easterly southeast corner of said FM 917 tract;

THENCE, North 89 degrees 33 minutes 59 seconds West, along the existing north right-of-way line of said FM 917, 796.39 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner, being the beginning of a curve to left with a radius of 6115.75 feet with a long chord bearing South 88 degrees 51 minutes 18 seconds West, 317.95 feet;

THENCE, along said curve to the left and continuing along the existing north right-of-way line of said FM 917, passing through a central angle of 02 degrees 58 minutes 45 seconds an arc length of 317.99 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner;

THENCE, South 86 degrees 37 minutes 23 seconds West, continuing along the existing north right-of-way line of said FM 917, 75.20 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner;

THENCE, South 87 degrees 11 minutes 53 seconds West, continuing along the existing north right-of-way line of said FM 917, 679.00 feet to the POINT OF BEGINNING.

The tract of land herein described contains 68.939 acres of land.

BEING a 68.939 acre tract of land in the W.W. BUYERS SURVEY, ABSTRACT NUMBER 29, Johnson County, Texas and being all of at certain tract of land conveyed to SRE Joshua Dev, LLC according to the deed recorded in Document Number 2019-6606, Deed Records of Jonson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the existing north right-of-way line of FM 917, being the southwest corner of said FM 917 tract;

THENCE, North 00 degrees 22 minutes 11 seconds East, along the west line of said FM 917 tract, at 2283.66 feet passing a 1/2" capped iron rod set being in the proposed south right-of-way line of Caddo Road and continuing in all a distance of 2295.66 feet to a 1/2" iron rod found for corner, being in the existing south right-of-way line of C.R. 910 and being the northwest corner of said FM 917 tract;

THENCE, South 89 degrees 07 minutes 39 seconds East, along the existing south right-of-way line of said FM 917, 682.76 feet to a 1/2" iron rod found for corner, being the northeast corner of said FM 917;

THENCE, South 00 degrees 29 minutes 29 seconds West, along the most westerly west line of said FM 917 tract, at 12.00 feet passing a capped 1/2" rod set in the proposed south right-of-way of Caddo Road and continuing in all a distance of 1023.67 feet to a broken wood fence post found for corner;

THENCE, North 89 degrees 57 minutes 13 seconds East, along the most southerly north line of said line of said FM 917 tract, 1195.35 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner, being the most easterly northeast corner of said FM 917 tract;

THENCE, South 00 degrees 46 minutes 29 seconds West, along the most easterly east line of said line of said FM 917 tract, 1224.72 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner, being in the existing north right-of-way line of said FM 917 and also being the most easterly southeast corner of said FM 917 tract;

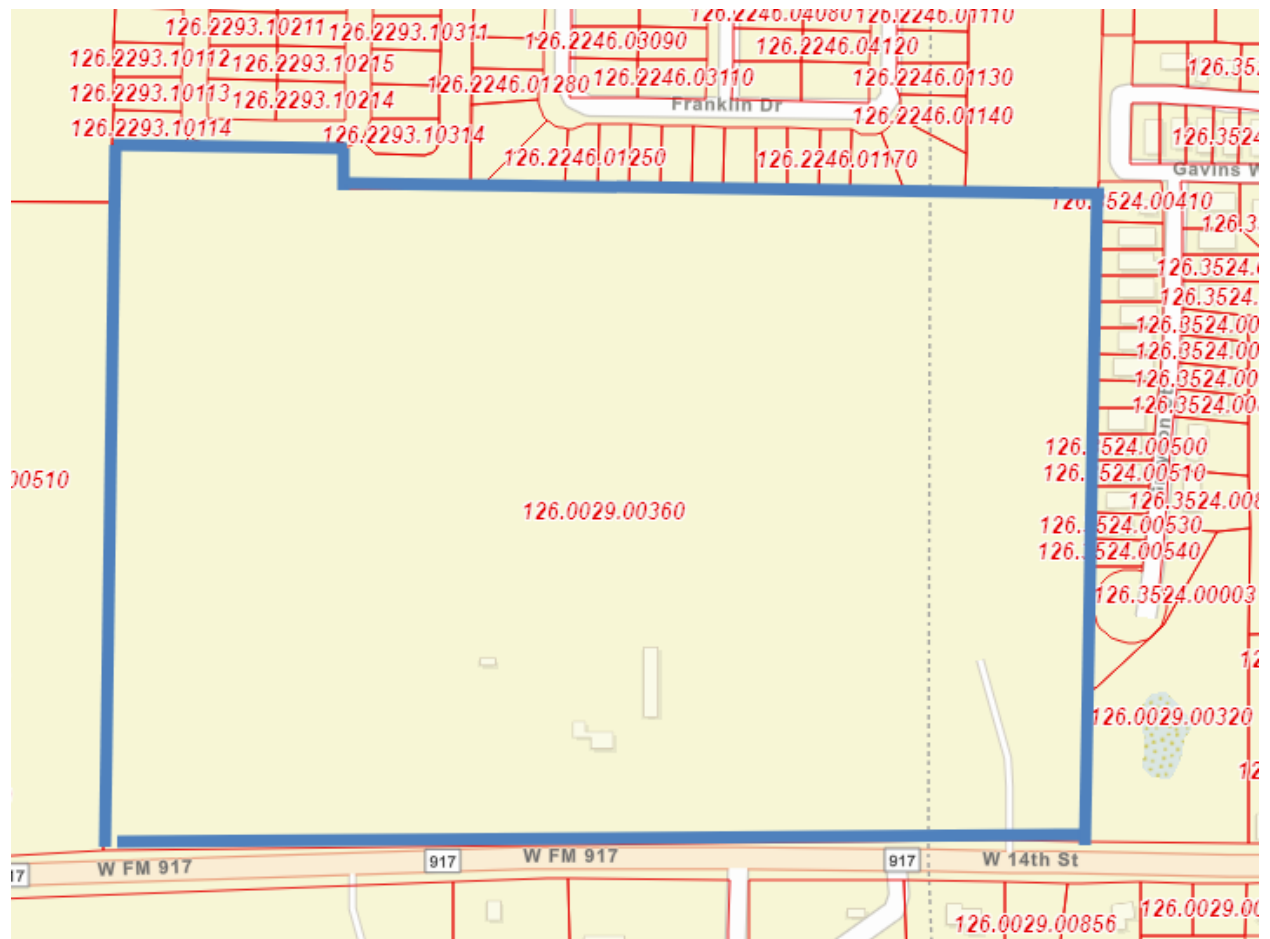
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THENCE, along said curve to the left and continuing along the existing north right-of-way line of said FM 917, passing through a central angle of 02 degrees 58 minutes 45 seconds an arc length of 317.99 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner;

THENCE, South 86 degrees 37 minutes 23 seconds West, continuing along the existing north right-of-way line of said FM 917, 75.20 feet to a 1/2" iron rod set with a cap stamped "RPLS 5544" for corner;

THENCE, South 87 degrees 11 minutes 53 seconds West, continuing along the existing north right-of-way line of said FM 917, 679.00 feet to the POINT OF BEGINNING.

The tract of land herein described contains 68.939 acres of land.







February 1, 2022

Location: Mockingbird Hills  
Caddo Rd & FM 917

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. However, the developer will need to install needed infrastructure to service the subdivision.

A preliminary 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.

This letter **does not** verify approval on the utility plans for this development.

Sincerely,

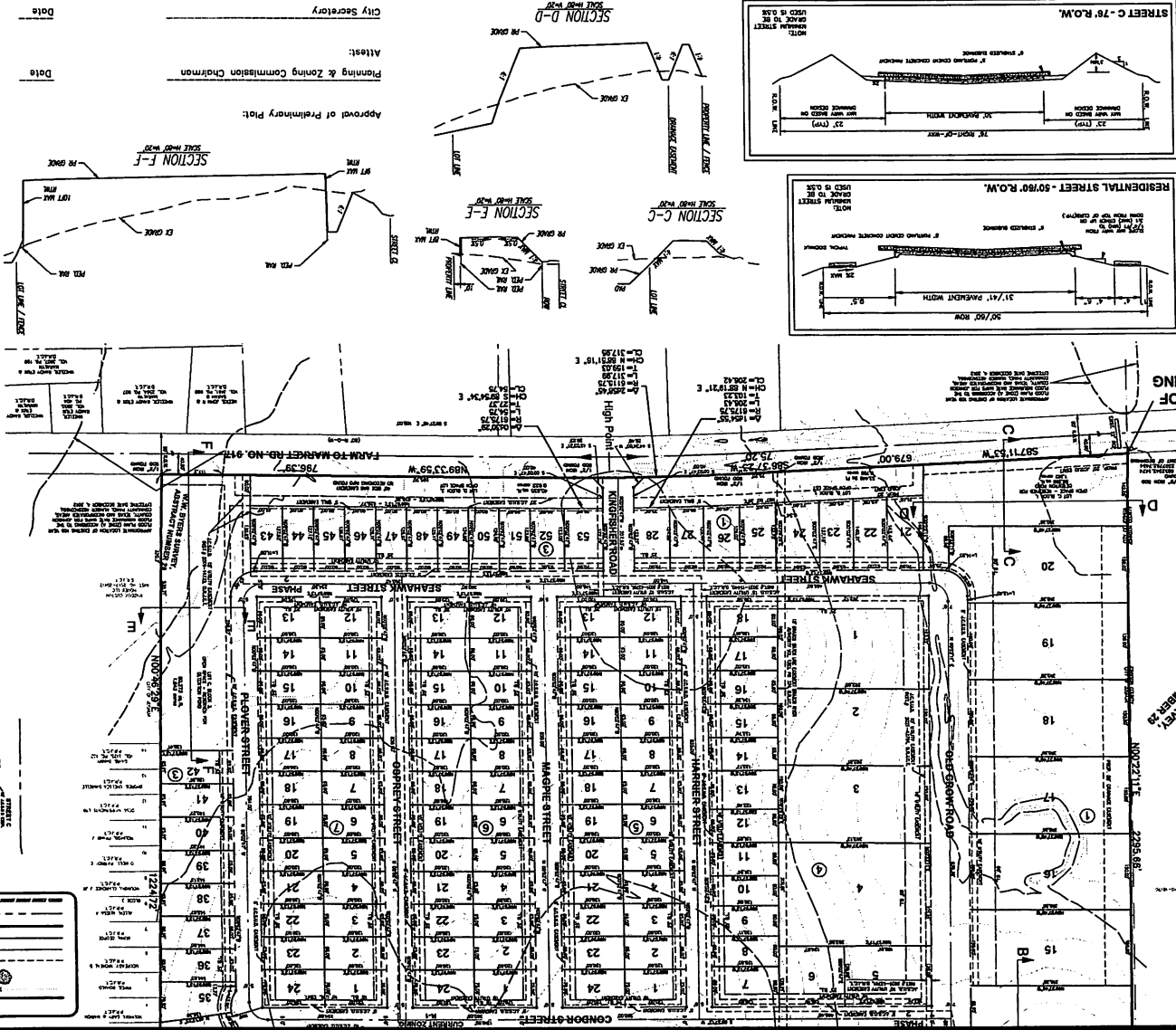
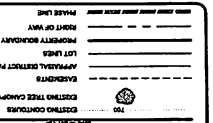
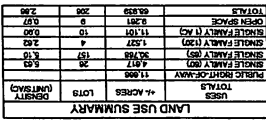
Nan Bise  
System Development Supervisor  
nbise@jcsud.com  
(817) 760-5206

Enclosure: Submitted Plat for Approval

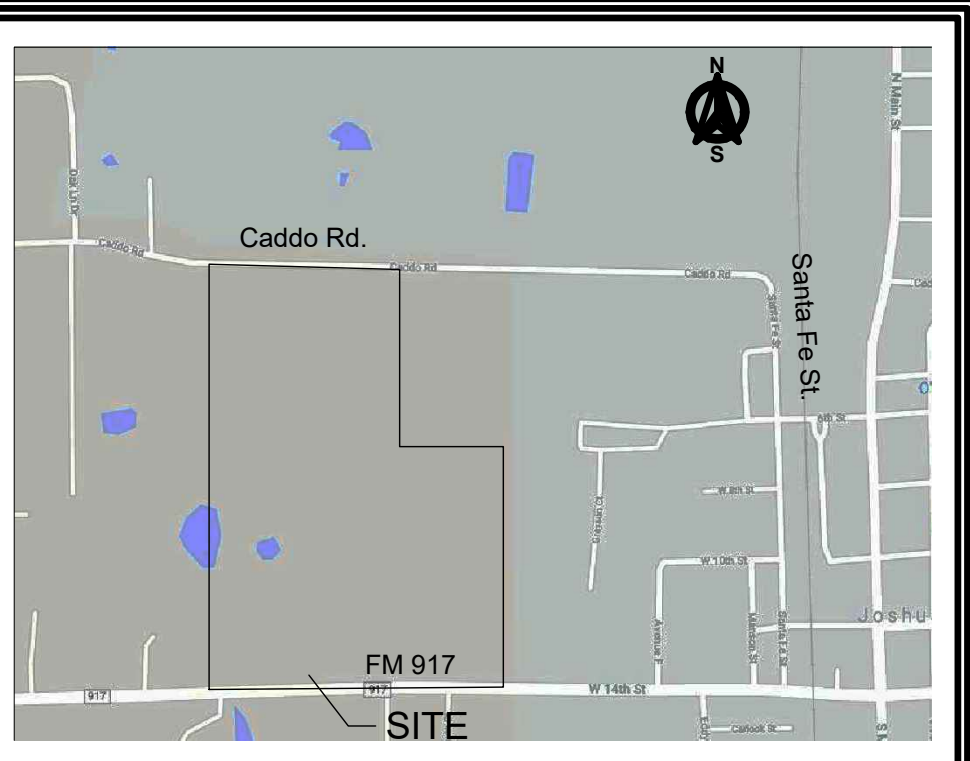
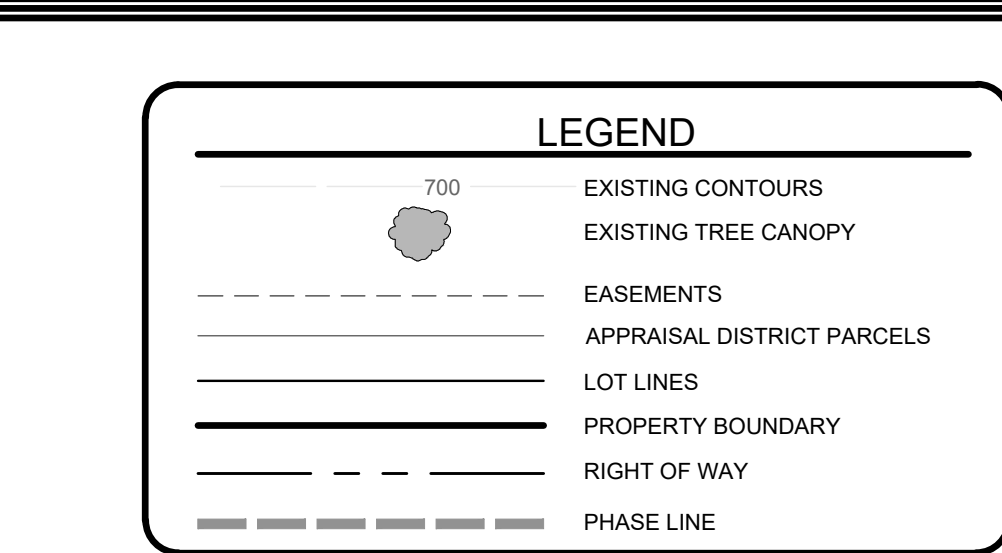
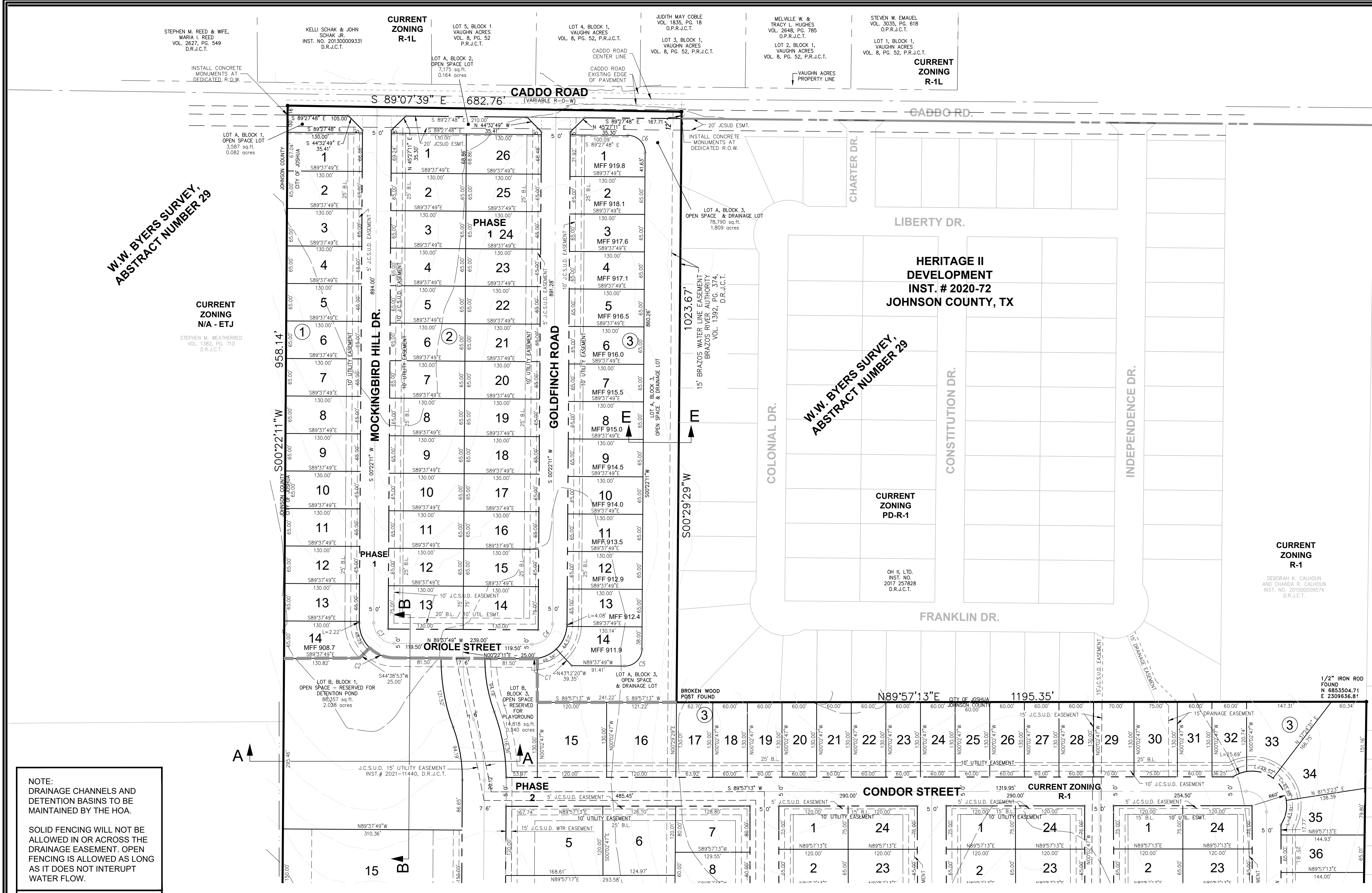




VEYOR:  
TFFIELD-HALL SURVEYORS  
9 WILLIAMS ROAD, SUITE 107  
T WORTH, TX 76116  
660-2916  
ANNY D.L WILLIAMS, R.P.L.S., NO 4818  
TFFIELD-HALL@SBCGLOBAL.NET  
AS LICENSED SURVEYING FIRM 10138500

[illegible]





LAND USE SUMMARY			
USES TOTALS	+/- ACRES	LOTS	DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	11.666		
SINGLE FAMILY (60')	4.617	26	5.63
SINGLE FAMILY (65')	30.768	157	5.10
SINGLE FAMILY (120')	1.527	4	2.62
SINGLE FAMILY (1 AC)	11.101	10	0.90
OPEN SPACE	9.261	9	0.97
TOTALS	68.939	206	2.86

BLOCK 3		
LOT	SQ. FT.	ACRE
1	9133	0.210
2-13	8450	0.194
14	8909	0.205
15	15600	0.358
16	15680	0.360
17	8230	0.189
18-28	7800	0.179
29	9100	0.209
30	9750	0.224
31	7800	0.179
32	7731	0.177
33	12452	0.286
34	18679	0.429
35	9735	0.223
36	9390	0.216
37	9330	0.214
38	9269	0.213
39	9208	0.211
40	9148	0.210
41	9087	0.209
42	9027	0.207
43	7807	0.179
44	7642	0.175
45	7612	0.175
46	7582	0.174
47	7552	0.173
48	7521	0.173
49	7491	0.172
50	7461	0.171
51	7431	0.171
52	8016	0.184
53	9215	0.212
A	78590	1.804
B	14816	0.340
C	80273	1.843
D	40655	0.933

BLOCK 4		
LOT	SQ. FT.	ACRE
1	47395	1.088
2	43892	1.008
3	43940	1.009
4	65375	1.501
5	20180	0.463
6	15064	0.346
7	10334	0.237
8	7790	0.179
9	7824	0.180
10	7858	0.180
11	8551	0.196
12	8590	0.197
13	9961	0.229
14	8676	0.199
15	8715	0.200
16	8755	0.201
17	8795	0.202
18	10879	0.250

BLOCK 1		
LOT	SQ. FT.	ACRE
1	8691	0.200
2-13	8450	0.194
14	8895	0.204
15-19	46554	1.069
20	50199	1.152
21	10237	0.235
22	9222	0.212
23	9018	0.207
24	11332	0.260
25	9173	0.211
26	8931	0.205
27	8144	0.187
28	8663	0.199
A	3587	0.082
B	87977	2.020
C	56298	1.292
D	33440	0.768

BLOCK 5		
LOT	SQ. FT.	ACRE
1	9000	0.207
2-11,14-23	7800	0.179
12,13	9600	0.220
24	9000	0.207

BLOCK 2		
LOT	SQ. FT.	ACRE
1	8977	0.206
2-12,15-25	8450	0.194
13-14	9750	0.224
26	8927	0.205
A	7575	0.165

BLOCK 6		
LOT	SQ. FT.	ACRE
1	9000	0.207
2-11,14-23	7800	0.179
12,13	9600	0.220
24	9000	0.207

BLOCK 7		
LOT	SQ. FT.	ACRE
1	9000	0.207
2-11,14-23	7800	0.179
12-13	9600	0.220
24	9000	0.207

NOTE: DRAINAGE CHANNELS AND DETENTION BASINS TO BE MAINTAINED BY THE HOA.

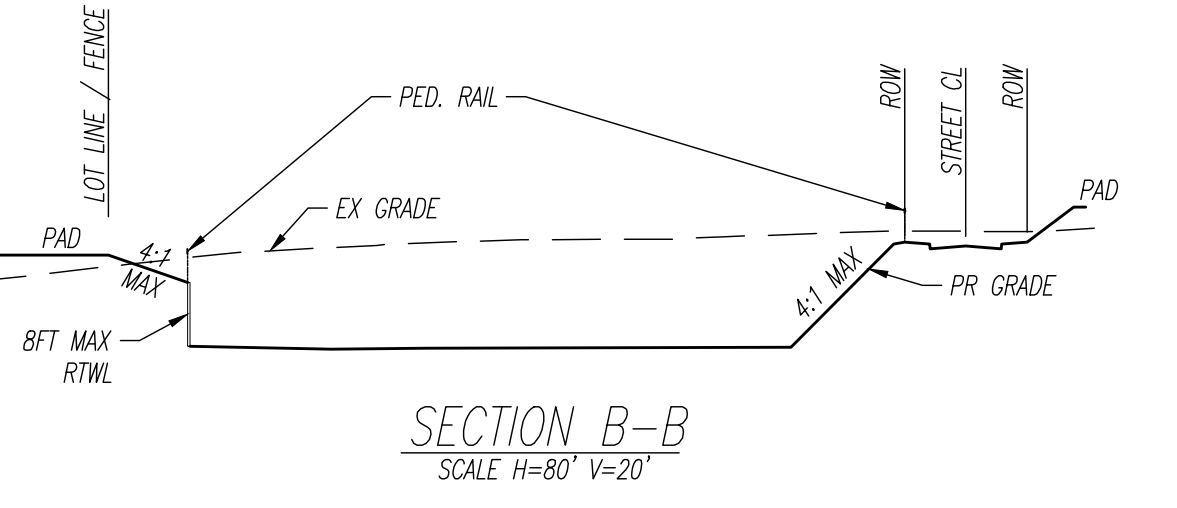
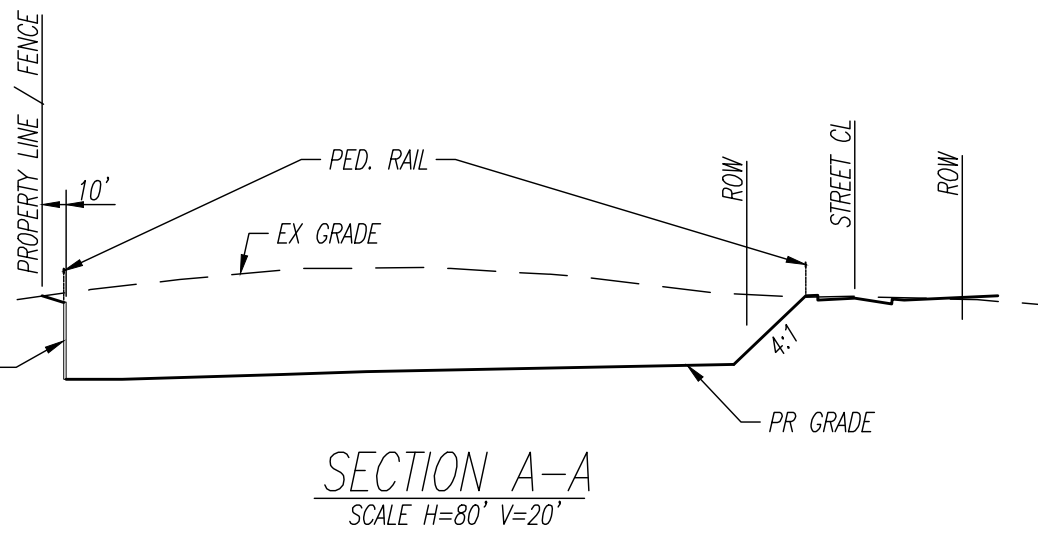
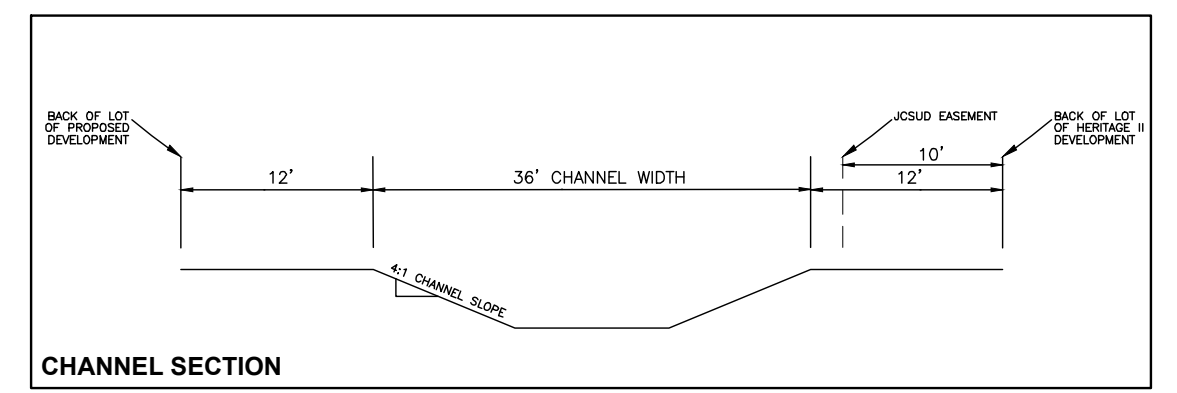
SOLID FENCING WILL NOT BE ALLOWED IN OR ACROSS THE DRAINAGE EASEMENT. OPEN FENCING IS ALLOWED AS LONG AS IT DOES NOT INTERRUPT WATER FLOW.

NOTE: PROPOSED 6' TALL MASONRY SCREEN WALL TO BE CONSTRUCTED IN THE H.O.A. OPEN SPACE LOT WITH A 5' SCREEN WALL MAINTENANCE EASEMENT ALONG THE BACKS OF LOTS ALONG SAID SCREEN WALL, ALONG CADDO ROAD AND FM 917, EXCEPT THE ONE ACRE LOT AREA WHICH WILL HAVE A SPLIT RAIL FENCE.

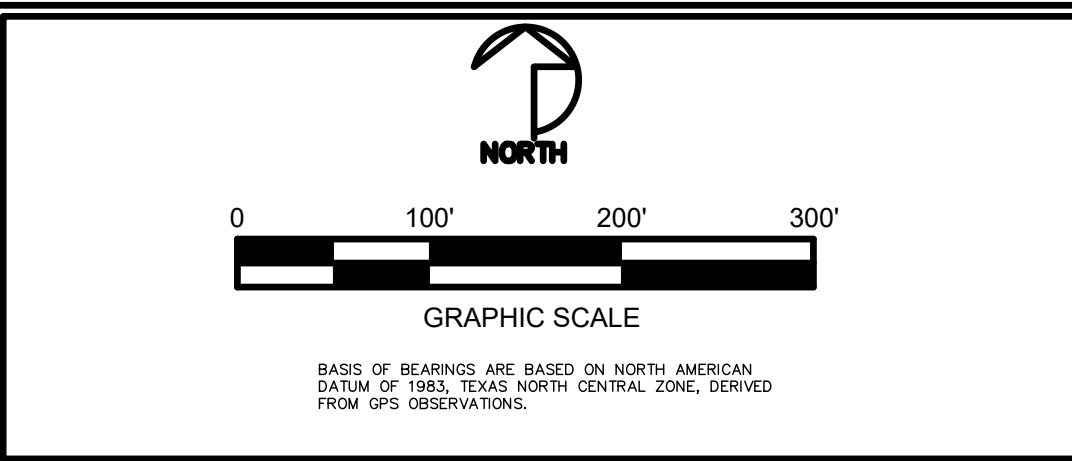
NOTE: OPEN SPACES TO BE GRASSED.

ALL OPEN SPACES AND LANDSCAPE BEDS TO BE IRRIGATED WITH UNDERGROUND SPRINKLER SYSTEM.

OPEN SPACES AND LANDSCAPE BEDS TO BE MAINTAINED BY THE H.O.A.



PROJECT NO.	SRJ19001
FILE PATH	G:\job\srj19001_mockingbird_hills\master dev\civil\cad\plat\SRJ19001-C-PLAT.dwg
DRAWN BY	
REVIEWED BY	
DATE	FEBRUARY 2022
ORD NO.	690-2017
CITY CASE NO.	PP2021-03



OWNER/DEVELOPER:  
SRE JOSHUA DEV, LLC  
P.O. BOX 939  
BURLESON, TX 76097  
817-426-3113  
CONTACT: TCLLC@AOL.COM

PLANNER/ENGINEER:  
**PELOTON**  
LAND SOLUTIONS  
9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
PHONE: 817-562-3350

SURVEYOR:  
WHITFIELD-HALL SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TX 76116  
817-560-2916  
JOHNNY D.L. WILLIAMS, R.P.L.S. NO 4818  
WHITFIELDHALL@SBCGLOBAL.NET  
TEXAS LICENSED SURVEYING FIRM 10138500

A PRELIMINARY PLAT FOR  
**MOCKINGBIRD HILLS**  
CONTAINING: LOTS 1-25, LOTS A,B & C, BLOCK 1; LOTS 1-26, LOT A, BLOCK 2; LOTS 1-33, LOTS A,B,C & D, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-24, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-24, BLOCK 7  
**PD-R-1 ZONING**  
BEING 68,939 ACRES OF LAND  
LOCATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29,  
SITUATED IN THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
184 RESIDENTIAL LOTS  
PREPARED MARCH, 2021



