



AGENDA
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 will hold 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:

- 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 take action on approval of meeting minutes from November 1, 2021, and December 06, 2021.

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

- 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.
- F. Discuss, consider, and possible action on approving a final plat regarding 1.426 acres of land known as Lot 1, Block 1, Zatlo 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.
- 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.
- H. Discuss, consider, and possible action on the 2022 Planning & Zoning Commission Meeting calendar.
- I. Adjourn.

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioner may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/558-7447.

CERTIFICATE:

I hereby certify that the above agenda was posted on the 30th day of December 2021, by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
NOVEMBER 01, 2021
6:30 PM**

The Planning & Zoning Commission held a meeting on November 01, 2021, 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/85452368387?pwd=cFZGWGZPTThuY05ZMVN0d1RodERxUT09>

Meeting ID: 854 5236 8387 Passcode: 325611 or dial 1-346-248-7799

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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: John Mauldin, Place 1; Brandon Gage, Place 2; Jerry Moore, Place 3, Richard Connally, Place 4; Bryan Sears, Place 6, Julian Torrez, Alternate 2.

Planning & Zoning Commission Members Absent: Brent Gibson, Chairman, and Billy Jenkins, Place 7

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

A. Call to order and announce a quorum present.

Commissioner Sears 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 take action on approval of meeting minutes from October 4, 2021.

Commissioner Moore moved to approve the meeting minutes from October 4, 2021. Commissioner Torrez seconded the motion. The motion passed unanimously.

- D. Conduct a public hearing on a request to rezone 144.24 acres of land known as Tract 9 and 10, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located on the east side of CR 1023 to change from (A) Agricultural District to the (R1L) Single Family Residential Large Lot District to allow for the construction of a residential subdivision.

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

Commissioner Sears opened the public hearing regarding a zoning change request to rezone 144.24 acres of land known as Tract 9 and 10, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located on the east side of CR 1023 to change from (A) Agricultural District to the (R1L) Single Family Residential Large Lot District to allow for the construction of a residential subdivision at 6:32 pm.

Staff presentation

Presented by Aaron Maldonado

The vacant property has never been platted and was originally zoned as Agricultural District. This property is zoned (A) Agricultural District. The proposed development of this property is to allow for the property to be subdivided for the construction of a residential subdivision containing a minimum of 1-acre size lots and follow all of the R1L District regulations. This development will be required to submit engineered construction plans and will also be required to preliminary plat and final plat; the City has agreed that these matters may be part of the construction and platting review process. The proposed request complies with the Future Land Use Plan.

Owner's Presentation

Presented by Samuel Knight-Teague, Nail & Perkins

Mr. Knight confirmed that the request is for straight zoning only, and they are asking for R1L-minimum of 1 acre lots.

Those in favor

NA

Those against

Todd Stinfield- Never received notice.

Shirley Wanner - Against the area being changed, prefer it to stay the same

Michael Martin – Lives next to Todd Seinfeld, and he has cattle and horses and has a concern with fencing. He asked for privacy rights.

Lori Conine - Against the rezoning because she doesn't want the tax increase, more flooding, and an increase in traffic.

Arnold Griffin- Roads are in horrible shape, not enough fire coverage with only three paid firefighters and only a handful of volunteer firefighters.

Owner's rebuttal

Mr. Knight stated that the City has very strict requirements regarding roads, which should help with any concerns.

After no more comments, Commissioner Sears closed the public hearing at 6:53 pm.

E. Discuss, consider, and possible action on approval to rezone 144.24 acres of land known as Tract 9 and 10, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located on the east side of CR 1023 to change from (A) Agricultural District to the (R1L) Single Family Residential Large Lot District to allow for the construction of a residential subdivision.

F. Adjourn.

Commissioner Sears adjourned the meeting at 6:56 pm.

Brent Gibson
Planning & Zoning

ATTEST:

Alice Holloway, City Secretary
Approved: January 3, 2022



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
DECEMBER 06, 2021
6:30 PM**

The Planning & Zoning Commission held a meeting on December 06, 2021, 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/84672256214?pwd=b0tvMGVVZEtOUe5kUTNtam9QcXJmZz09>

Meeting ID: 846 7225 6214 Passcode: 951171 or dial 1-346-248-7799

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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; Richard Connally, Place 4; Bryan Sears, Place 6, Julian Torrez, Alternate 2.

Planning & Zoning Commission Members Absent: Brandon Gage, Place 2; Jerry Moore, Place 3, Billy Jenkins, Place 7

City Staff Present: Aaron Maldonado, Development Services Director

- A. Call to order and announce a quorum present.

Commissioner Gibson announced a quorum and called the meeting to order at 6:33 pm.

- B. Citizens Forum

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the 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. Public hearing regarding a request to rezone a 0.564 acre of land known as Tracts 92, 92A, & 90A, in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located at 218 E. 8th Street, 220 E. 8th

Street and a portion of 119 N. Broadway Street to change from (R1) Single Family Residential District to the (C1) Restricted Commercial District to allow for the construction of a future commercial site.

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

Commissioner Gibson opened the public hearing regarding a zoning change request to rezone a 0.564 acre of land known as Tracts 92, 92A, & 90A, in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located at 218 E. 8th Street, 220 E. 8th Street and a portion of 119 N. Broadway Street to change from (R1) Single Family Residential District to the (C1) Restricted Commercial District to allow for the construction of a future commercial site at 6:33 pm.

Staff Presentation was read by Aaron Maldonado:

The subject property has been used as single family residential property. This property is zoned (R1) Single Family Residential District. The proposed development of this property is to allow for the property to be platted as one lot for the construction of a commercial site. This development will be required to submit engineered construction plans and will also be required to final plat; the City has agreed that these matters may be part of the construction and platting review process. The proposed request complies with the Future Land Use Plan.

Commissioner Sears noted that all the lots appear not to comply with the future land use map. Development Services Director Maldonado agreed, but made the recommendation to approve as proposed since the majority of the property did comply.

After no more comments, Commissioner Gibson closed the public hearing at 6:40 pm.

- D. Discuss, consider, and possible action on a request to rezone a 0.564 acre of land known as Tracts 92, 92A, & 90A, in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located at 218 E. 8th Street, 220 E. 8th Street and a portion of 119 N. Broadway Street to change from (R1) Single Family Residential District to the (C1) Restricted Commercial District to allow for the construction of a future commercial site.

Commissioner Connally moved to approve the request to rezone a 0.564 acre of land known as Tracts 92, 92A, & 90A, in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located at 218 E. 8th Street, 220 E. 8th Street and a portion of 119 N. Broadway Street to change from (R1) Single Family Residential District to the (C1) Restricted Commercial District to allow for the construction of a future commercial site. Commissioner Torrez seconded the motion. The motion passed unanimously.

- E. Adjourn.

Commissioner Gibson adjourned the meeting at 6:41 pm.

Brent Gibson
Planning & Zoning

ATTEST:

Alice Holloway, City Secretary
Approved: January 3, 2022



Planning and Zoning Commission Agenda January 3, 2022

Agenda Item: **Rezone** **(Action Item)**

Agenda Description:

Conduct a public hearing and consider approval for a rezone 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.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

Background Information:

HISTORY: The subject property has been vacant but has floodplain issues, a gas well pad site and various easements that prevents much of the property from being developed.

ZONING: This property is zoned (C1) Restricted Commercial District.

ANALYSIS: 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.

ENGINEERING RELATED ISSUES: This development will be required to final plat, the City has agreed that these matters may be part of the platting review process.

RECOMMENDATION: The proposed request complies with the Future Land Use Plan.

Financial Information:

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.

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Rezone Application
- 2) Request Letter
- 3) Legal Description
- 4) Vicinity Map
- 5) Aerial Map
- 6) Exhibit

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

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

PROJECT INFORMATION

Project Name: Dornan Acres

Project Address (Location): 1301 S Broadway, Joshua, TX 76058

Existing Zoning: Commercial Proposed Zoning: Residential

Existing Use: AG Proposed Use: Residential

Existing Comprehensive Plan Designation: Commercial Gross Acres: 36.283

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: James Dornan Company: _____

Address: 4011 Chisholm Trail Tel: 817-692-1006 Fax: _____

City: Crowley State: TX ZIP: 76036 Email: jamesdornan21@gmail.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: [Signature]

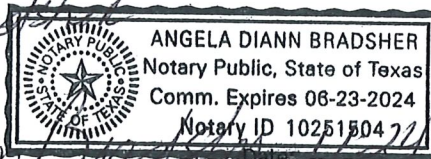
(Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

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

Given under my hand and seal of office on this 24 day of November, 2021

Angela Diann Bradsher
Notary Public



Signature: Angela Diann Bradsher Date: 11-24-21

For Departmental Use Only

Case No.: P2 2021-12

Project Manager: _____

Total Fee(s): 500 -

Check No: 1002

Date Submitted: 11-24-21

Accepted By: [Signature]

Date of Complete Application: _____

C & J Property Investments

11/22/2021

Planning and Zoning:
City Council:

I would like to introduce myself. My name is James Dornan and I am one of the new owners of 1301 S Broadway, Joshua, TX 76058. My business partner, Cindy Stringer, and I purchased the property behind Mariposa Apartments. We want to rezone the property from commercial to residential to build each of us a house for our forever home. Our intention is to leave the property as close to its current condition as possible. The improvements we plan to make are to build our homes and clean up the pond to get rid of the current swamp area and make it a more functional holding tank for water since this is a drainage area for the streets on the north side of the property.

As you probably know, there is a gas well and several oil and gas underground transportation lines zig zagging across the property, which make it next to impossible to develop for any commercial use as well as no access to dedicate a R.O.W. for commercial traffic. We want to live there and enjoy the city of Joshua. Our intentions are to build our homes on the north end of the property and graze cattle on the remainder. We would appreciate your support in our efforts to keep the property as close to its current condition as possible.

Regards,



**STATE OF TEXAS
COUNTY OF JOHNSON**

WHEREAS C & J PROPERTY INVESTMENTS, LLC. ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE W.T. BAIRD SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 35.283 ACRE TRACT OF LAND CONVEYED TO C & J PROPERTY INVESTMENTS, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-37562, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT CERTAIN 1.00 ACRE TRACT OF LAND CONVEYED C & J PROPERTY INVESTMENTS, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-40316, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING" IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 (VARIABLE R-O-W) AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, MARIPOSA AT SOUTH BROADWAY, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 112, P.R.J.C.T.;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 89°44'40" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 839.92 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING";

THENCE S 01°42'30" E, A DISTANCE OF 102.67 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING";

THENCE S 89°47'12" E ALONG SAID SOUTHERLY LINE OF LOT 1, BLOCK 1, A DISTANCE OF 501.37 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING" AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1;

THENCE N 49°32'36" E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 210.33 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK 1;

THENCE N 58°26'08" W ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 188.07 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING";

THENCE N 58°05'13" W CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 1030.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE NORTH LINE OF SAID 35.283 ACRE TRACT AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 34°49'54" E, 1.25 FEET;

THENCE N 89°45'25" E ALONG SAID NORTH LINE, A DISTANCE OF 809.26 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID NORTH LINE N 89°36'40" E, A DISTANCE OF 950.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AT THE SOUTH WEST CORNER OF LOT 21, BLOCK 2, ORCHARD GROVE ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 24°38'43" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 21, BLOCK 2, A DISTANCE OF 110.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHERLY RIGHT-OF-WAY LINE OF APPLE COURT (60' R-O-W) AT THE NORTHWESTERLY CORNER OF SAID LOT 21, BLOCK 2 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, WHOSE LONG CHORD BEARS S 88°21'00" E, 48.16 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 47°19'28", AN ARC LENGTH OF 49.56 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" AT THE NORTHEAST CORNER OF SAID LOT 21, BLOCK 2;

THENCE S 23°06'05" E ALONG THE NORTHEAST LINE OF SAID LOT 21, BLOCK 2, A DISTANCE OF 107.12 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FORT WORTH SURVEYING" AT THE SOUTHEAST CORNER OF SAID LOT 21, BLOCK 2 AND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE N 89°36'40" E ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 84.07 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT;

THENCE S 00°27'24" W ALONG THE EAST LINE OF SAID 1.00 ACRE TRACT AND THE EAST LINE OF SAID 35.283 ACRE TRACT, A DISTANCE OF 1065.12 FEET TO A 30" OAK TREE FOUND AT THE SOUTHEAST CORNER OF SAID 35.283 ACRE TRACT;

THENCE S 89°37'40" W ALONG THE SOUTH LINE OF SAID 35.283 ACRE TRACT, A DISTANCE OF 732.84 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 89°33'22" W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 551.94 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 89°34'41" W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 271.94 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 89°45'57" W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 63.49 FEET TO A 3/8" IRON ROD FOUND AT THE MOST SOUTH SOUTHWEST CORNER OF SAID 35.283 ACRE TRACT;

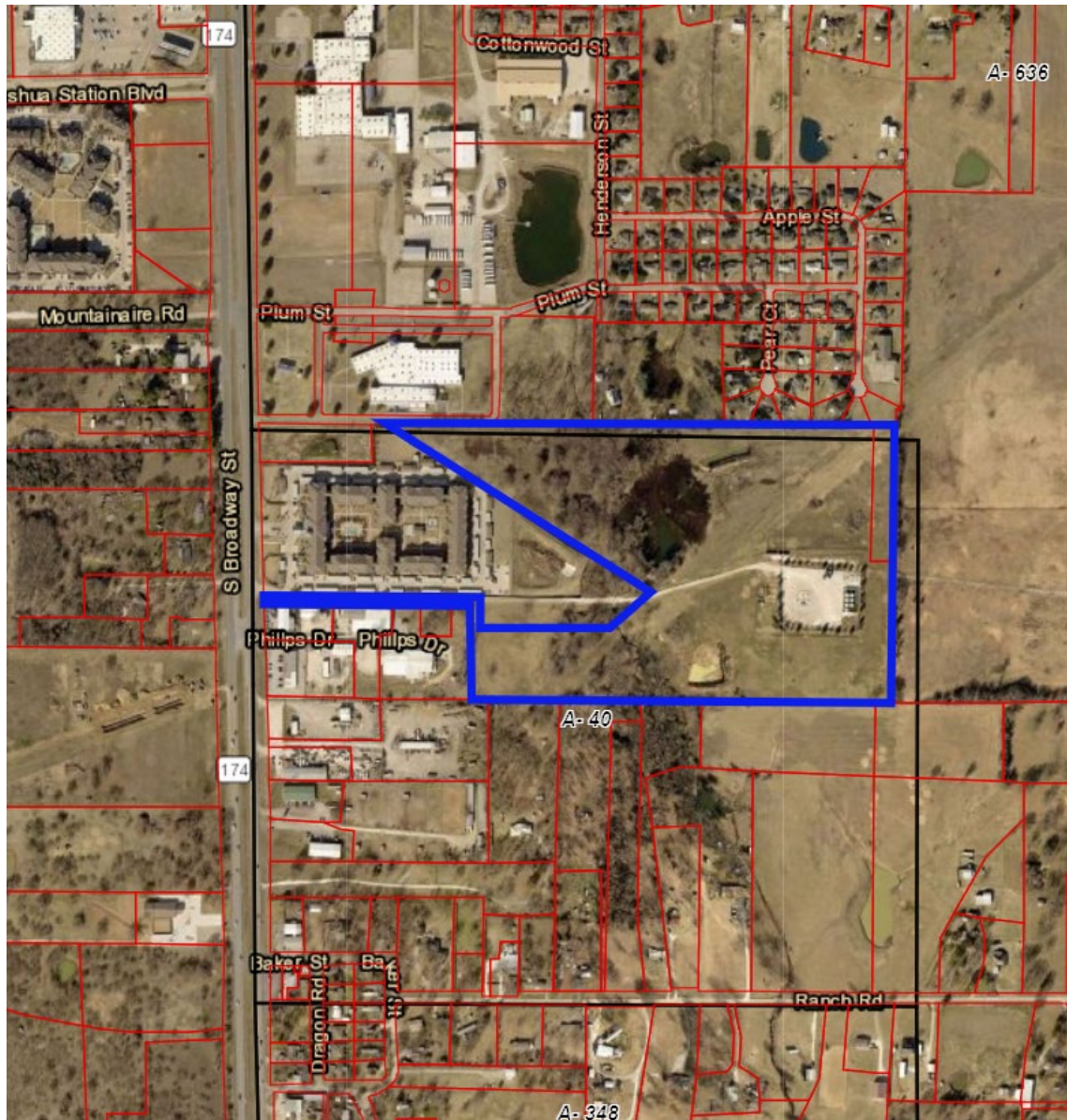
THENCE LEAVING SAID MOST SOUTHERLY SOUTHWEST CORNER N 01°48'45" W, A DISTANCE OF 360.12 FEET TO A 3/8" IRON ROD FOUND;

THENCE N 89°44'50" W, A DISTANCE OF 809.30 FEET TO A 1/2" IRON ROD FOUND IN SAID EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 174;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 01°29'07" W, A DISTANCE OF 29.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.283 ACRES OF LAND, MORE OR LESS.



Aerial Map



2018083-0

Notice of Public Hearing

Notice is hereby given that the City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider the request for a zoning change from the (C1) Restricted Commercial District to the (R1) Single Family Residential District on approximately 36.283 acre tract of land in the T.W. Baird Survey, Abstract No. 40, Tract 1A and 1A2, County of Johnson, Texas, located at 1301 S. Broadway St. The purpose of this request is to allow for the construction of two residential homes.

The Planning and Zoning Commission will conduct its public hearing on January 3, 2022, at 6:30 PM, and the City Council will conduct its public hearing and consideration on January 20, 2022, at 6:30 PM. Both meetings will be held in the City Council Chambers at Joshua City Hall, 101 South Main Street, Joshua, TX 76058.

Correction from the 12/16/2021 publication.

- 1) Final Plat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) JCSUD Approval Letter
- 6) Floodplain Letter
- 7) Final Plat of Zatlö Addition

City of Joshua Development Services Universal Application

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

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

PROJECT INFORMATION

Project Name: Zatto Addition
 Project Address (Location): 260 Ranch Road
 Existing Zoning: ETJ Proposed Zoning: _____
 Existing Use: _____ Proposed Use: Residential
 Existing Comprehensive Plan Designation: _____ Gross Acres: 1.426

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: Linda Zatto Company: _____

Address: 248 Ranch Road Tel: _____ Fax: _____

City: Joshua State: TX ZIP: 76058 Email: Zatto71@gmail.com

Property Owner: _____ Company: Trans Texas Surveying

Address: 401 N. Nolan River Rd Tel: 817-554-3440 Fax: _____

City: Cheburne State: TX ZIP: 76031 Email: laurap@transTexasSurveying.com

Key Contact: Laura Bower Company: _____

Address: _____ Tel: _____ Fax: _____

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

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

SIGNATURE: Linda Zatto
(If not the owner, a signature is required from the property owner)

Print or Type Name: Linda Zatto
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 1 day of Sept 2021

Laura Margarita Gonzalez
Notary Public

Signature: [Signature] Date: 09/01/2021

For Departmental Use Only

Case No.: MP 2021-11

Project Manager: _____

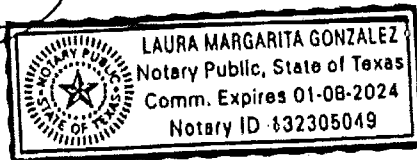
Total Fee(s): 150

Check No.: 1223

Date Submitted: 11-16-21

Accepted By: gmm

Date of Complete Application: _____



City of Joshua Minor 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~~ N/A
- ☒ Certified Tax Certificates from Tax Assessor showing no taxes owed for each parcel on the plat document
- ☒ (1) Folded Black Line Full Size Paper Copy and (1) PDF Electronic Version of the Plat

***** 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.

- ☒ Plats shall be drawn on a sheet size of thirty-six inches (36") by twenty-four inches (24")
- ☒ Scale: One inch (1") = One Hundred Feet (100'). In cases of large developments which would exceed the dimensions of the sheet as one hundred-foot (100') scale, plats may be on multiple sheets or to another known engineering scale, as approved by the Administrative Official
- ☒ Should more than one (1) sheet be required for the layout, there shall be included a key map showing the entire subdivision, drawn at a smaller scale, with block numbers and street names. The key map is to be included upon the first sheet or presented separately as a cover sheet the same size as the large-scale sheet
- ☒ The names, addresses, phone numbers, and e-mail addresses of the owner and, if different, the subdivider and of the surveyor and/or engineer responsible for preparing the plat.
- ☒ The name of the subdivision and adjacent subdivisions, the names of streets (to conform whenever possible to existing street names) and numbers of lot and blocks, in accordance with alphabetical block arrangements and numerical lot arrangement, with accurate dimensions in feet and decimals fractions of feet, with the length of radii and of arcs of all curves, all angles, and with all other engineering information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- ☒ An accurate boundary survey and description of the property, with bearings and distances referenced to survey lines and established subdivisions and showing the lines of adjacent lands and the lines of adjacent streets and alleys, with their width and names. Streets, alley and lot lines in adjacent subdivisions shall be shown in dashed lines.
- ☒ The case number, as provided by the staff, shall be shown in the lower left-hand corner of the plat
- ☒ North arrow, graphic and written scale in close proximity
- ☒ Location map showing location of tract by references to existing streets or highways

Legal Description:

BEGINNING AT A 5/8" IRON ROD WITH A CAP STAMPED "DUMAS SURVEYING" FOUND IN THE SOUTH LINE OF RANCH ROAD, FOR THE NORTHWEST CORNER OF A CALLED 6.999 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-7782, O.P.R.J.C.T., FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "DUMAS SURVEYING" FOUND BEARS N 88°58'22" E, A DISTANCE OF 283.61 FEET;

THENCE, WITH THE WEST LINE OF SAID 6.999 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 02°56'48" W, A DISTANCE OF 283.19 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "T VOGT 1928" FOUND;

S 24°12'39" W, AT A DISTANCE OF 169.72 FEET, PASSING A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 180.82 FEET TO A POINT IN A CREEK, FROM WHICH A 2" STEEL FENCE POST FOUND BEARS, S 24°12'39" W, A DISTANCE OF 148.91 FEET;

THENCE, CROSSING SAID 15.356 ACRE TRACT AND WITH THE CENTERLINE OF SAID CREEK, THE FOLLOWING BEARINGS AND DISTANCES:

N 43°15'13" W, A DISTANCE OF 20.91 FEET TO A POINT;

N 01°07'39" E, A DISTANCE OF 12.96 FEET TO A POINT;

N 21°54'35" W, A DISTANCE OF 37.48 FEET TO A POINT;

N 27°28'39" W, A DISTANCE OF 72.52 FEET TO A POINT;

N 14°20'29" W, A DISTANCE OF 63.68 FEET TO A POINT;

N 34°18'44" W, A DISTANCE OF 24.01 FEET TO A POINT;

N 22°06'47" W, A DISTANCE OF 24.09 FEET TO A POINT;

N 02°12'45" W, A DISTANCE OF 58.88 FEET TO A POINT;

N 03°18'06" W, A DISTANCE OF 85.39 FEET TO A POINT;

N 09°43'00" E, A DISTANCE OF 11.29 FEET TO A POINT;

N 38°25'57" E, A DISTANCE OF 24.68 FEET TO A POINT;

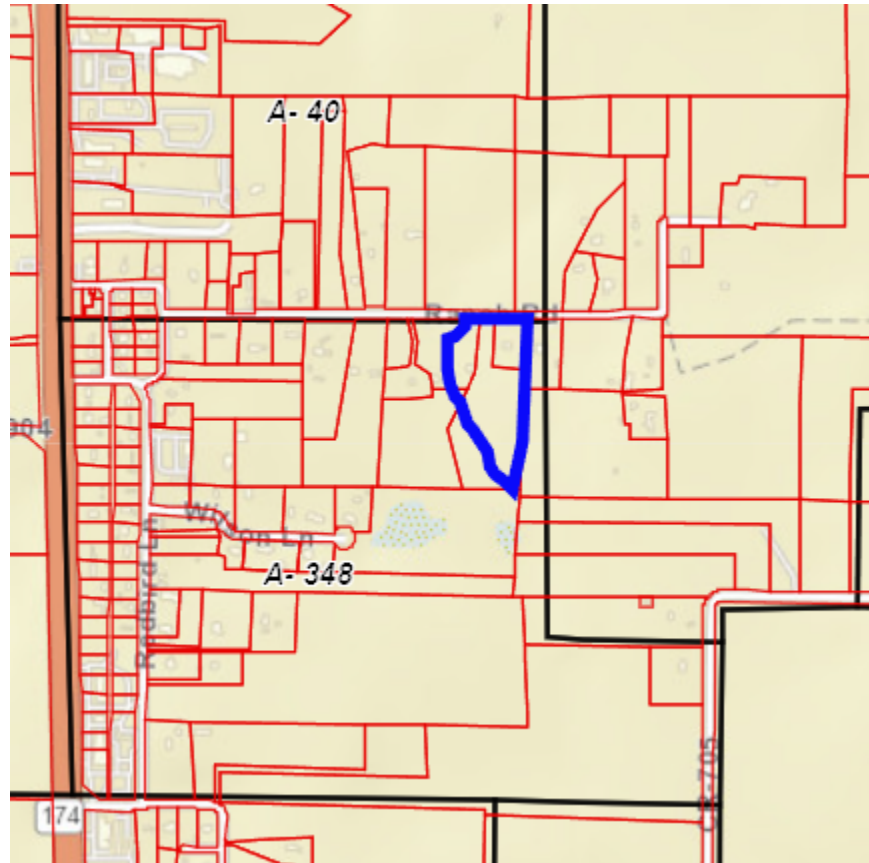
N 50°20'01" E, A DISTANCE OF 11.17 FEET TO A POINT;

N 14°23'35" E, A DISTANCE OF 33.05 FEET TO A POINT IN THE NORTH LINE OF SAID 15.356 ACRE TRACT AND IN THE SOUTH LINE OF SAID RANCH ROAD;

THENCE, N 88°58'22" E, AT A DISTANCE OF 13.77 FEET, PASSING AN "X" CUT SET IN CONCRETE HEADWALL FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 161.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.426 ACRES OF LAND,

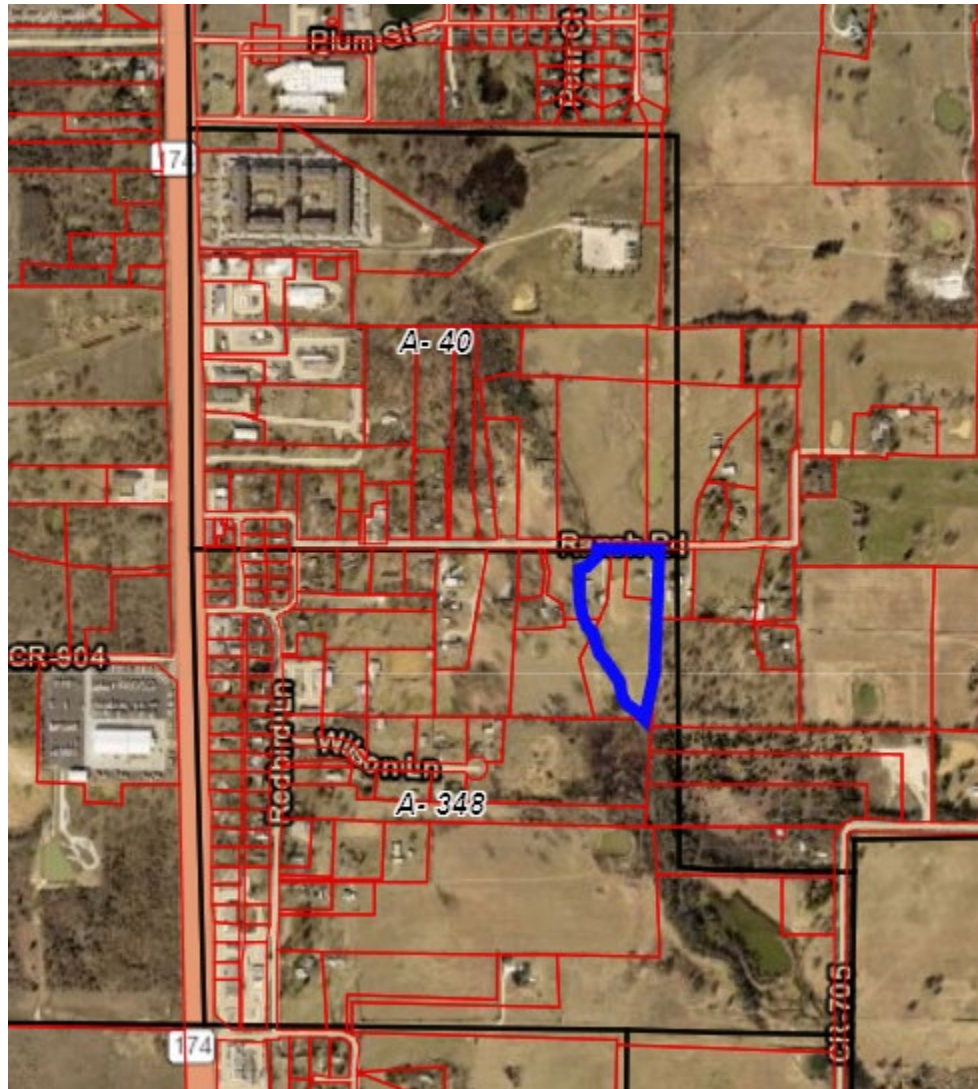


Vicinity Map





Aerial Map





October 26, 2021

Location: Zatlö Addition
Lot 1 Block 1
Ranch Rd, Joshua, TX

To Whom This May Concern:

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

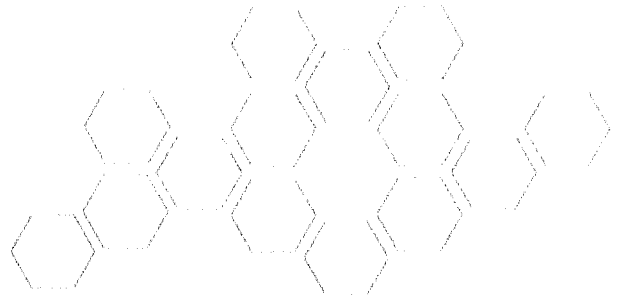
Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

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

Sincerely,

Kimberly J Wilson
Easement Analyst
kwilson@jcsud.com

Enclosure: Submitted Plat for Approval



December 18, 2020

Johnson County Floodplain Administrator
Johnson County Public Works Department
1 N. Main St
Cleburne, Texas 76033

Re: BFE Determination (32.437262, -97.377582)
260 Ranch Road Joshua, TX
FIRM: 48251C0170J; Effective December 4, 2012
Flood Source: East Buffalo Creek Tributary

Dear Floodplain Administrator:

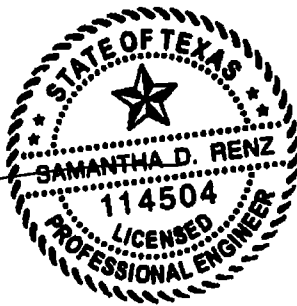
The subject property contains a Zone A SFHA designation. A review of the available contour data and FEMA maps were performed. Using a FEMA approved method, we were able to determine a Base Flood Elevation (BFE) for the subject property. We have determined the 1% annual chance of storm (BFE for 100 year storm) at the subject location to be 862.75 feet NAVD88. This would require the structure to be at 865.75 feet (3 feet above BFE) per the Revised Johnson County Flood Damage Prevention Order of 2019.

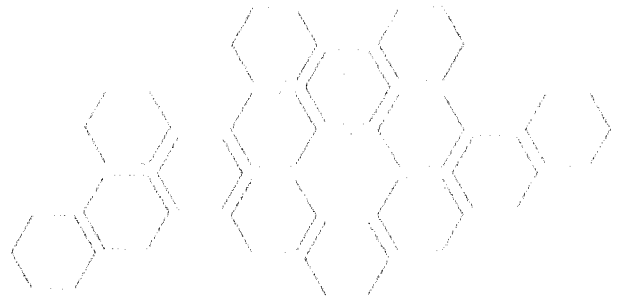
If you have any questions, please contact me via email at samantha@evolvingtexas.com or by phone at 817-529-2700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samantha Renz', written over a horizontal line.

Samantha Renz, P.E., C.F.M.





December 18, 2020

Johnson County Floodplain Administrator
Johnson County Public Works Department
1 N. Main St
Cleburne, Texas 76033

Re: BFE Determination (32.437262, -97.377582)
260 Ranch Road Joshua, TX
FIRM: 48251C0170J; Effective December 4, 2012
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Dear Floodplain Administrator:

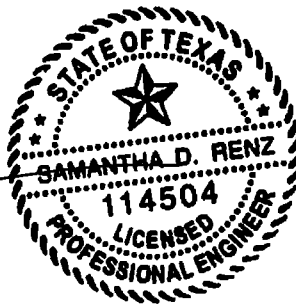
The subject property contains a Zone A SFHA designation. A review of the available contour data and FEMA maps were performed. Using a FEMA approved method, we were able to determine a Base Flood Elevation (BFE) for the subject property. We have determined the 1% annual chance of storm (BFE for 100 year storm) at the subject location to be 862.75 feet NAVD88. This would require the structure to be at 865.75 feet (3 feet above BFE) per the Revised Johnson County Flood Damage Prevention Order of 2019.

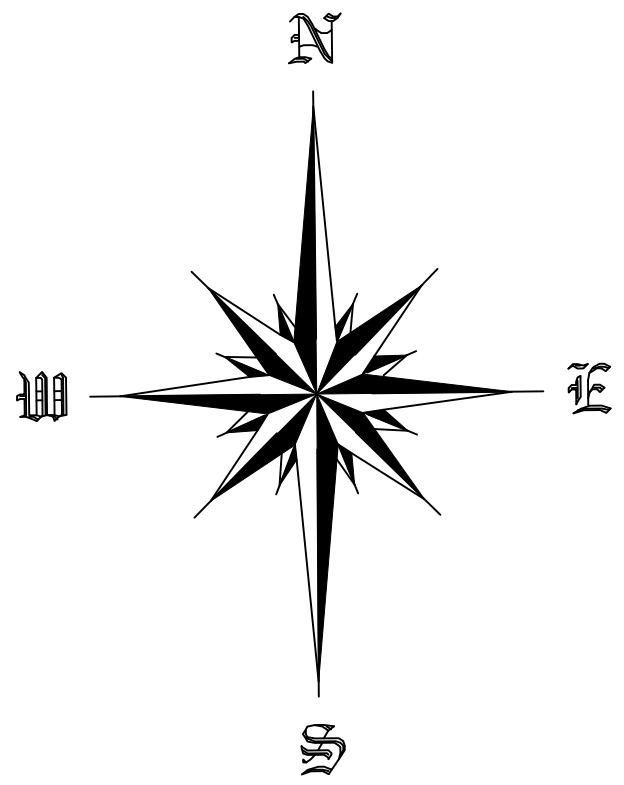
If you have any questions, please contact me via email at samantha@evolvingtexas.com or by phone at 817-529-2700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samantha Renz', written over a horizontal line.

Samantha Renz, P.E., C.F.M.





SCALE: 1" = 60'

0' 60' 120' 180'

LEGEND

IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
(C.M.) CONTROLLING MONUMENT
U.E. UTILITY EASEMENT
J.C.S.U.D. JOHNSON COUNTY SPECIAL UTILITY DISTRICT

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AND ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED), ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0170 J, EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.

PER LETTER OF BFE DETERMINATION FROM SAMANTHA RENZ, P.E., C.F.M., THE MINIMUM FINISHED FLOOR ELEVATION OF RESIDENTIAL STRUCTURES ON THIS PREMISES SHALL BE 865.75' (3' ABOVE BFE OF 862.75), PER THE REVISED JOHNSON COUNTY FLOOD DAMAGE PREVENTION ORDER OF 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID BFE DETERMINATION.
- () DENOTES RECORD DATA.
- THE OWNER HEREBY PROVIDES A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- NO STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS ON THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA TEXAS, REGARDING IMPROVEMENTS WITH RESPECT TO THE ADDITION INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES, AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF JOSHUA.
- "SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS."
- NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHEREAS CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION.
- "NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT."
- 20' EASEMENT GRANTED TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT, INSTRUMENT NO. 2010-26491, O.P.R.J.C.T. DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY.
- BUILDING SETBACK LINES TO BE OBTAINED FROM THE CITY OF JOSHUA. SETBACK REQUIREMENTS ARE PER ZONING.

PLAT RECORDED IN
INSTRUMENT # _____ YEAR _____
DRAWER _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

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

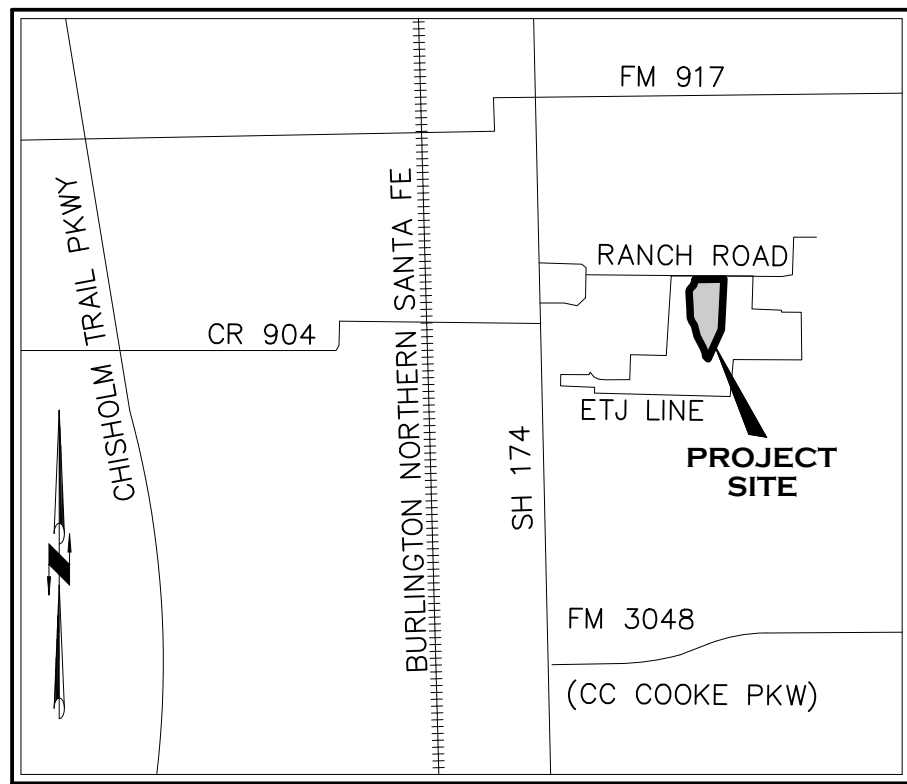
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF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

WITNESS OUR HAND, THIS _____ DAY OF _____, 20____.

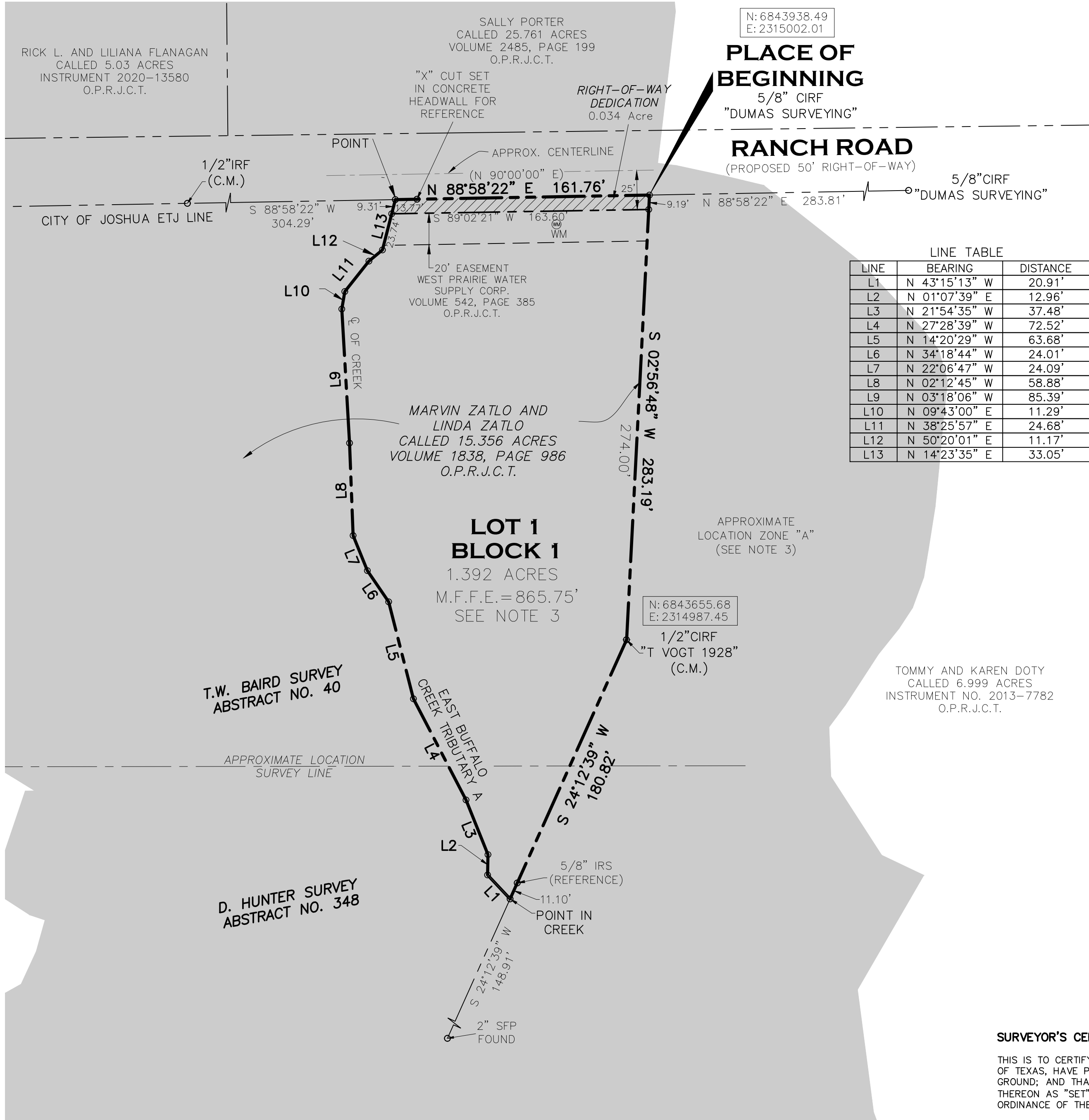
CITY SECRETARY

APPROVED:	
CHAIRMAN	DATE
PLANNING & ZONING COMMISSION	
ATTEST:	
CITY SECRETARY	DATE

CASE NUMBER FP-2021-11



VICINITY MAP
(NOT TO SCALE)



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ROBERT L. YOUNG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PREPARED THIS PLAT OF THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL MONUMENTS FOR LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE SHOWN THEREON AS "SET" WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA.

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

ROBERT L. YOUNG, SURVEYOR
TEXAS R.P.L.S. NO. 5400
DATE: _____

STATE OF TEXAS
COUNTY OF _____

WHEREAS MARVIN ZATLO AND LINDA ZATLO, ACTING BY AND THROUGH THE THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE H.G. CASON SURVEY, ABSTRACT 156, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN VOLUME 1838, PAGE 986, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE T.W. BAIRD SURVEY, ABSTRACT NO. 40 AND THE D. HUNTER SURVEY, ABSTRACT NO. 348, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 15.356 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1838, PAGE 986, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A CAP STAMPED "DUMAS SURVEYING" FOUND IN THE SOUTH LINE OF RANCH ROAD, FOR THE NORTHWEST CORNER OF A CALLED 6.999 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-7782, O.P.R.J.C.T., FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "DUMAS SURVEYING" FOUND BEARS N 88°58'22" E, A DISTANCE OF 283.81 FEET;

THENCE, WITH THE WEST LINE OF SAID 6.999 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 02°56'48" W, A DISTANCE OF 283.19 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "T VOGT 1928" FOUND;

S 24°12'39" W, AT A DISTANCE OF 169.72 FEET, PASSING A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 180.82 FEET TO A POINT IN A CREEK, FROM WHICH A 2" STEEL FENCE POST FOUND BEARS, S 24°12'39" W, A DISTANCE OF 148.91 FEET;

THENCE, CROSSING SAID 15.356 ACRE TRACT AND WITH THE CENTERLINE OF SAID CREEK, THE FOLLOWING BEARINGS AND DISTANCES:

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N 01°07'39" E, A DISTANCE OF 12.96 FEET TO A POINT;

N 21°54'35" W, A DISTANCE OF 37.48 FEET TO A POINT;

N 27°28'39" W, A DISTANCE OF 72.52 FEET TO A POINT;

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N 09°43'00" E, A DISTANCE OF 11.29 FEET TO A POINT;

N 38°25'57" E, A DISTANCE OF 24.68 FEET TO A POINT;

N 50°20'01" E, A DISTANCE OF 11.17 FEET TO A POINT;

N 14°23'35" E, A DISTANCE OF 33.05 FEET TO A POINT IN THE NORTH LINE OF SAID 15.356 ACRE TRACT AND IN THE SOUTH LINE OF SAID RANCH ROAD;

THENCE, N 88°58'22" E, AT A DISTANCE OF 13.77 FEET, PASSING AN "X" CUT SET IN CONCRETE HEADWALL FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 161.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.426 ACRES OF LAND,

STATE OF TEXAS
COUNTY OF _____

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ZATLO ADDITION TO THE CITY OF JOSHUA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE ZATLO ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND / OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC ZATLO AND LINDA ZATLO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

MARVIN ZATLO

LINDA ZATLO

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THERE ARE NO LIENS AGAINST THE PROPERTY

**FINAL PLAT
SHOWING
1 LOT
LOT 1, BLOCK 1
ZATLO ADDITION
AN ADDITION TO THE
OF THE CITY OF JOSHUA
BEING 1.426 ACRES OF LAND LOCATED IN THE
T.W. BAIRD SURVEY, ABSTRACT NO.40, AND
THE D. HUNTER SURVEY, ABSTRACT 348,
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.**

PLAT PREPARED: NOVEMBER 15, 2021

EMAIL: ROBERTY@TRANSTEXASSURVEYING.COM

**TRANS TEXAS
SURVEYING & MAPPING**

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

Scale: 1"=60' Date: 12/06/2021 DWG: 20200212-FINAL PLAT
Drawn: LCP Checked: RLY Job: 20200212

- 1) Final Plat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) JCSUD Approval Letter
- 6) Final Plat of Good Legacy Ranch

City of Joshua Development Services Universal Application

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

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

PROJECT INFORMATION

Project Name: Good Legacy Ranch

Project Address (Location): 6032 CR 1023

Existing Zoning: Agriculture Proposed Zoning: Residential + Agriculture

Existing Use: Agriculture Proposed Use: ✓

Existing Comprehensive Plan Designation: _____ Gross Acres: 10.01

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: Sharon & Ralph Good Company: Self

Address: P.O. Box 377 Tel: 817-405-6881 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: slgood@wans.net

Property Owner: same as applicant Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: same as applicant Company: _____

Address: _____ Tel: 682-225-3312 Fax: _____

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

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

SIGNATURE: Ralph M. Good & Sharon L. Good

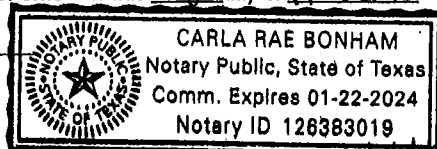
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Ralph M. Good & Sharon L. Good

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 8 day of November 2021

Carla Bonham
Notary Public



Signature: Carla Bonham Date: 11/10/21

For Departmental Use Only

Case No.: FP2021-05

Project Manager: _____

Total Fee(s): m/c 505

Check No.: 2500 - Deposit

Date Submitted: 11-8-21

Accepted By: gm

Date of Complete Application: _____

City of Joshua

Final 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)
- ☒ Final Drainage Study or written waiver request
- ☒ Final Paving Plan or written waiver request
- ☒ Final Water & Wastewater Utility Plans or written waiver request
- ☒ Traffic Impact Analysis or written waiver request
- ☒ ~~Developer's Agreement~~
- ☒ Proposed or existing deed covenants/restrictions
- ☒ Approval letter from JCSUD or Bethesda Water Supply Corporation stating they are in receipt of construction plans for water/wastewater for the development
- ☒ Preliminary Plat Approval Date Jan 11

Meters Set on property

*** 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.

- ☐ **Scale.** The permissible scale: one inch (1") = Fifty feet (50'). In cases of large developments which would exceed the dimensions of the sheet at one hundred-foot (100') scale, plats may be on multiple sheets or to another known engineering scale, as approved by the Administrative Official (or designee), and in a format that will be acceptable for eventual filing at Johnson County.
- ☐ Should more than one sheet be required for the layout, there shall be included a key map showing the entire subdivision, drawn at a smaller scale, with block number and street names. The key map is to be included upon the first sheet or presented separately as a cover sheet the same size as the large-scale sheet.
- ☐ The names, addresses, phone numbers, and e-mail addresses of the owner and, if different, the subdivider and of the surveyor and/or engineer responsible for preparing the plat.

Legal Description:

BEGINNING at a 1/2" rebar rod found (Control Monument) for the northeast corner of the Good Tract, same being the southeast corner of Lot 2, Block 1, J & S Addition recorded in Volume 8, Page 798, Plat Records, Johnson County, Texas and being in the west line of a tract of land described in a deed to Tommie Irene Maines Cain recorded in Instrument Number 2015-14596, Real Records, Johnson County, Texas;

THENCE S00°41'00"E. (BASIS FOR DIRECTIONAL CONTROL), 932.82 feet along the common line of the Good Tract and the Cain Tract to a 1/2" rebar rod found (Control Monument) for the southeast corner of the Good Tract, same being the southwest corner of the Cain Tract and being in the north line of a tract of land described in a deed to The Burkett Family Trust recorded in Volume 3447, Page 884, Real Records, Johnson County, Texas;

THENCE N89°51'10"W., 479.04 feet along the common line of the Good Tract and the Burkett Family Trust Tract to a 1/2" rebar rod found for the southeast corner of a tract of land described in a deed to Bobby Gene Reynolds and wife, Jimmie Lois Reynolds recorded in Volume 561, Page 635, Real Records, Johnson County, Texas;

THENCE N00°03'13"E., 124.94 feet along a common line of the Good Tract and the Reynolds Tract to a 1/2" rebar rod found;

THENCE N89°54'44"W., 348.64 feet along a common line of the Good Tract and the Reynolds Tract to a 1/2" rebar rod found in County Road 1023 for the most westerly southwest corner of the Good Tract;

THENCE N01°09'49"W., 96.42 feet along County Road 1023 to a MAG nail set with a washer stamped "T.C.S. RPLS 4277" in County Road 1023 for the westerly northwest corner of the Good Tract, same being the southwest corner of a remainder of a tract of land described in a deed to Brook Dennis Bradley and Patricia Ann Bradley recorded in Instrument Number 2014-1883, Real Records, Johnson County, Texas,

THENCE S89°54'44"E., 353.60 feet along a common line of the Good Tract and the Bradley Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

THENCE N01°46'54"W., 314.73 feet along a common line of the Good Tract and the Bradley Tract to a 1/2" rebar rod found for the northeast corner of the Bradley Tract, same being the southeast corner of a tract of land described in a deed to Brittnie Rogers recorded in Instrument Number 2013-19965, Real Records, Johnson County, Texas;

THENCE N02°05'57"E., 244.44 feet along the common line of the Good Tract; the Rogers Tract and a tract of land described in a deed to Michael E. Hempel recorded in Instrument Number 2016-30770, Real Records, Johnson County, Texas to a 1/2" rebar rod found for the northeast corner of the Hempel Tract and being in the south line of a tract of land described in a deed to Thuron P. Amason and wife, Mamie V. Amason recorded in Volume 553, Page 297, Real Records, Johnson County, Texas;

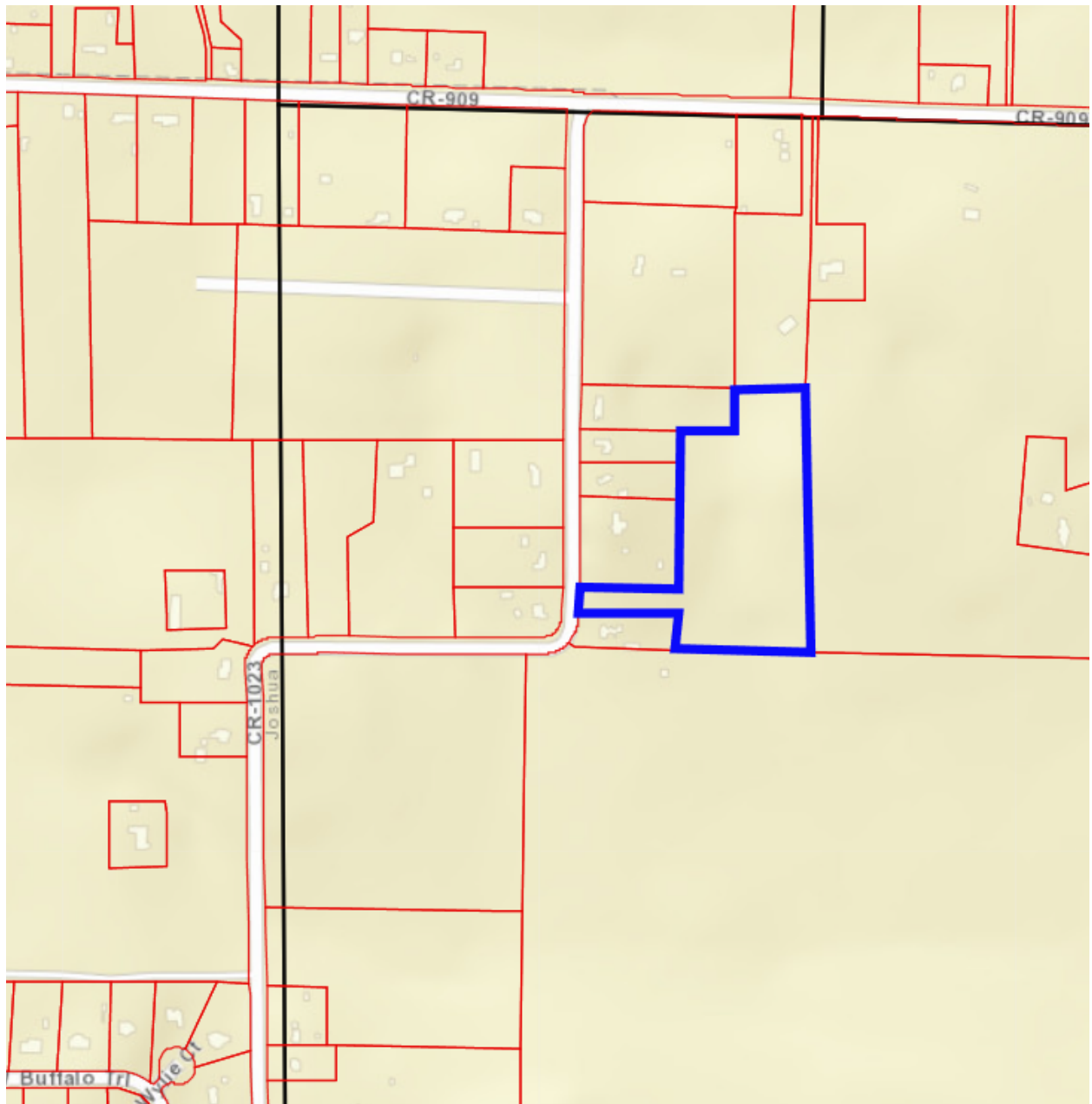
THENCE S89°21'23"E., 190.60 feet along the common line of the Good Tract and the Amason Tract to a 1/2" iron pipe found;

THENCE N00°36'03"W., 153.85 feet to a 2" steel fence corner post found for the southwest corner of Lot 2;

THENCE S89°57'42"E., 257.08 feet along the common line of the Good Tract and Lot 2 to the POINT OF BEGINNING and containing 10.010 acres of land of which 0.066 of an acre is dedicated for public right of way, leaving a net of 9.944 acres of land more or less.

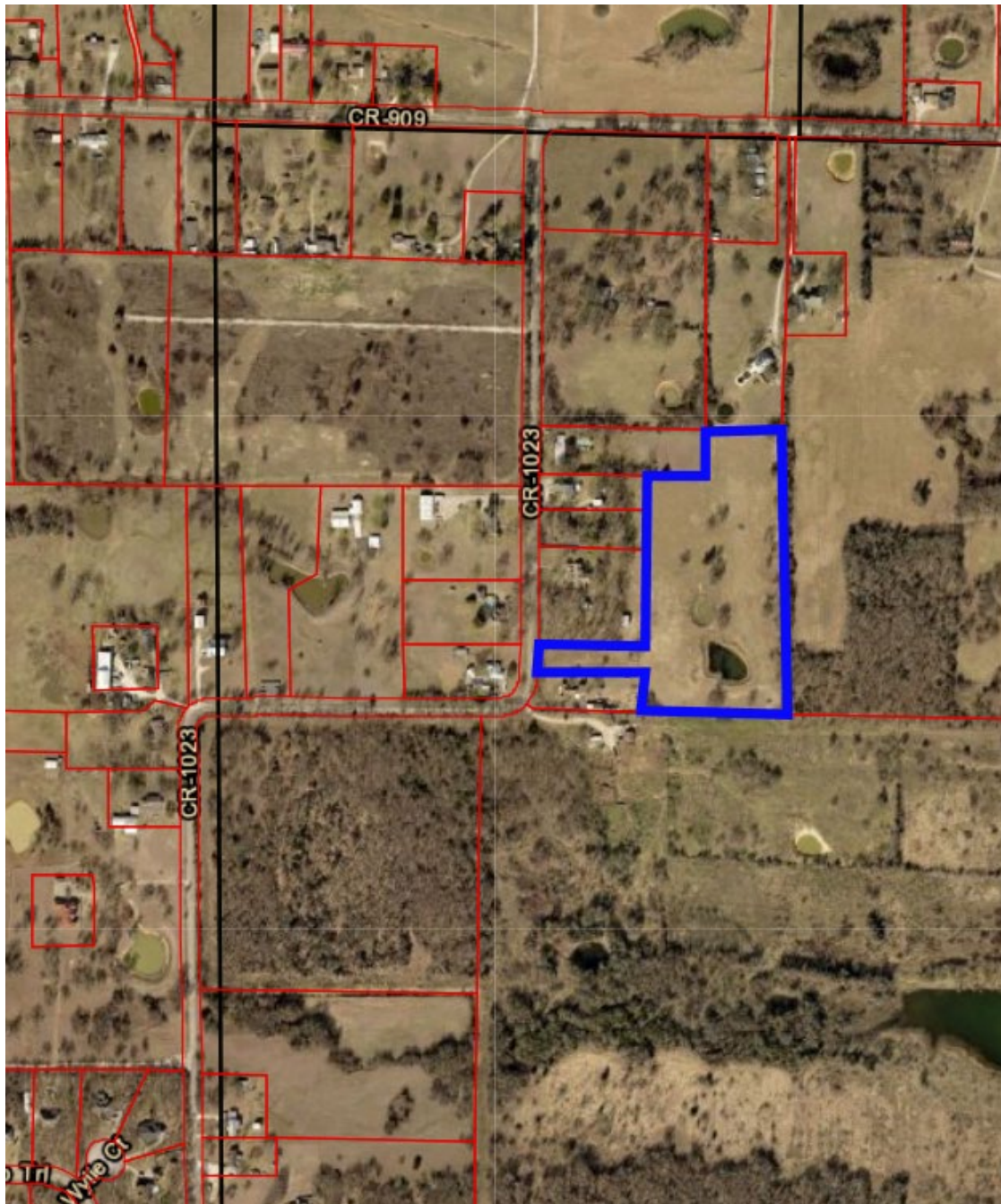


Vicinity Map





Aerial Map





December 2, 2021

Location: Good Legacy Ranch
Lot 1 Block 1
CR 1023, Joshua, TX

To Whom This May Concern:

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

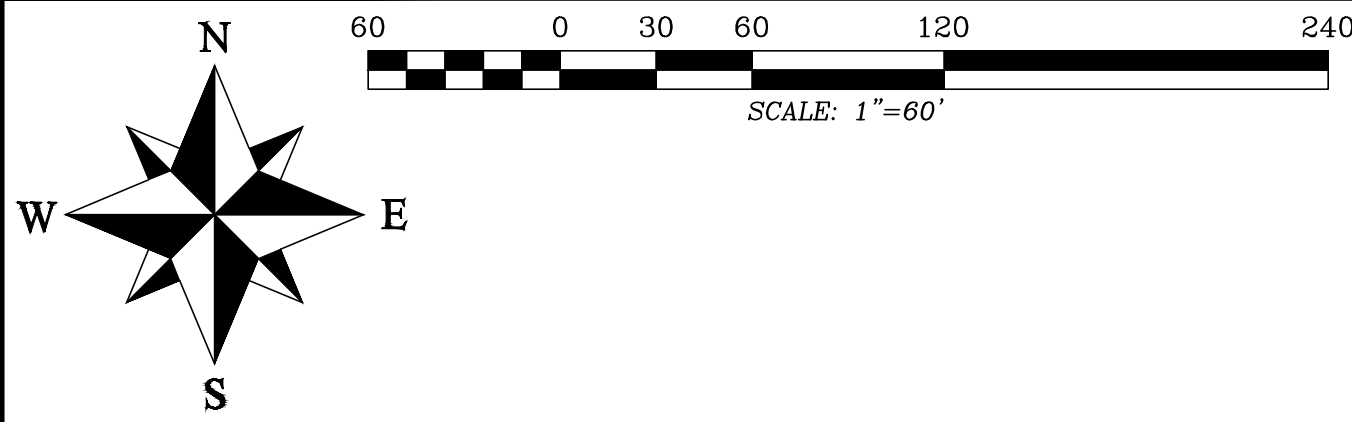
Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

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

Sincerely,

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

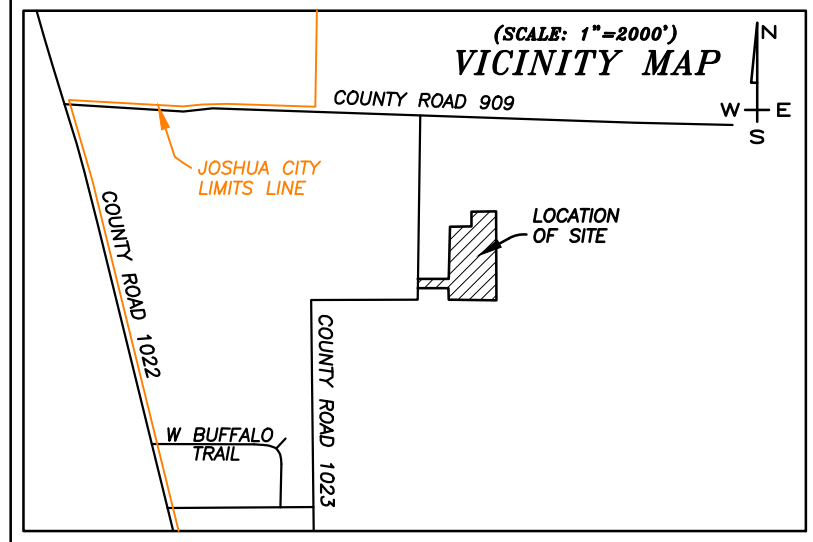


NOTES:

- 1) No construction or filling shall be allowed within a drainage easement or a floodplain easement without the written approval of the City of Joshua, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot (1') above the 100-year flood elevation.
- 2) The City of Joshua will not be liable for damages occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.
- 3) The easement to Johnson County Rural Water Supply Corporation recorded in Volume 1959, Page 247, Real Records, Johnson County, Texas affects this tract.
- 4) The easement to Johnson County Special Utility District recorded in Document Number 2021-43975, Real Records, Johnson County, Texas affects this tract.

Blue Owl Real Estate, LLC
Inst# 2021-10767,
R.R.J.C.T.

**Lot 2
Block 1**
J & S Addition
V.8, P.798, P.R.J.C.T.



City of Joshua
I hereby certify that the above and foregoing plat of Good Legacy Ranch, an Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the ____ day of ____
2____
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Johnson County, Texas, within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Joshua. City of Joshua Subdivision Ordinance 51
WITNESS OUR HAND, this ____ day of ____
2____

Approved:

Chairman _____ **Date** _____
Planning & Zoning Commission

Attest:

City Secretary _____ **Date** _____

Thuron P. Amason
and wife
Mamie V. Amason
V.553, P.257,
R.R.J.C.T.

Michael E. Hempel
Inst# 2016-30770,
R.R.J.C.T.

Brittnie Rogers
Inst# 2013-19865,
R.R.J.C.T.

Remainder of
Brook Dennis Bradley
and
Patricia Ann Bradley
Inst# 2014-1883,
R.R.J.C.T.

Sharon L. Good
and
Ralph M. Good Jr.
Inst# 2021-11287,
R.R.J.C.T.

**Lot 1
Block 1**
(9.944 ACRES OF LAND
MORE OR LESS)
CURRENT ZONING: A

Tommie Irene
Maines Cain
Inst# 2015-14596,
R.R.J.C.T.

George Casseland Survey,
Abstract# 173,
Johnson County, Texas

Lindsay K. Buckler
et ux,
Rebecca A. Buckler
V.1409, P.474,
R.R.J.C.T.

Cathleen Alan Richardson
Inst# 2017-21259,
R.R.J.C.T.

Bobby Gene Reynolds
and wife
Jimmie Lois Reynolds
V.561, P.635,
R.R.J.C.T.

The Burkett Family Trust
V.3447, P.884,
R.R.J.C.T.

PLAT DEDICATION:

Description for a tract of land situated in the George Casseland Survey, Abstract Number 173, Johnson County, Texas and being a portion of a tract of land described in a deed to Sharon L. Good and Ralph M. Good Jr. recorded in Instrument Number 2021-11287, Real Records, Johnson County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found (Control Monument) for the northeast corner of the Good Tract, same being the southeast corner of Lot 2, Block 1, J & S Addition recorded in Volume 8, Page 798, Plat Records, Johnson County, Texas and being in the west line of a tract of land described in a deed to Tommie Irene Maines Cain recorded in Instrument Number 2015-14596, Real Records, Johnson County, Texas;

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THENCE N01°09'49"W., 96.42 feet along County Road 1023 to a MAG nail set with a washer stamped "T.C.S. RPLS 4277" in County Road 1023 for the westerly northwest corner of the Good Tract, same being the southwest corner of a remainder of a tract of land described in a deed to Brook Dennis Bradley and Patricia Ann Bradley recorded in Instrument Number 2014-1883, Real Records, Johnson County, Texas;

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THENCE N00°36'03"W., 153.65 feet to a 2" steel fence corner post found for the southwest corner of Lot 2;

THENCE S89°57'42"E., 257.08 feet along the common line of the Good Tract and Lot 2 to the POINT OF BEGINNING and containing 10.010 acres of land of which 0.066 of an acre is dedicated for public right of way, leaving a net of 9.944 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We the undersigned owners of the land shown on this plat, and designated herein as the Good Legacy Ranch, an addition to the City of Joshua, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Good Legacy Ranch have been notified and signed this plat.
We further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

Sharon L. Good Ralph M. Good Jr.

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Sharon L. Good and Ralph M. Good Jr., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

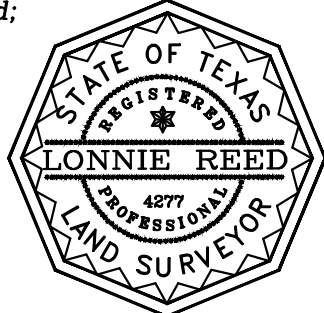
Owner/Developer:

Sharon L. Good
Ralph M. Good Jr.
P.O. Box 377,
Joshua, TX 76058
682-225-3312



This is to certify that I, Lonnie Reed, a Registered Professional Land Surveyor of the State of Texas, have prepared this plat of the above subdivision from an actual survey on the ground; and that all monuments for lot corners, angle points, and points of curvature shown thereon as 'set' were placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Joshua.

Lonnie Reed, Surveyor
Texas R.P.L.S. No. 4277
Date: 07-30-2021



Notes:

According to the Flood Insurance Rate Map for Johnson County, Texas, and Incorporated Areas, Community Panel Number 48251C 0160 J, Dated December 4, 2012, this tract is in Zone X, which is not in the 1% annual chance flood.

The easement to Johnson County Rural Water Supply Corporation recorded in Volume 1959, Page 247, Real Records, Johnson County, Texas affects this tract and is a 15 feet wide utility easement centered along an underground water pipeline which was not visible on the date of this survey.

The utility easement and right-of-way to United Electric Cooperative Services, Inc. recorded in Document Number 2021-39035, Real Records, Johnson County, Texas is a blanket type easement that affects this tract.

This property may be subject to changes related to impact fees, and the applicant should contact the City regarding any applicable fees due.

There are no liens against the property.

Any public utility, including the City of Joshua, shall have the right to remove all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Joshua, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.

Current zoning is Agricultural District (A).

State Plane Coordinates listed are International Feet, WGS84 Datum.

1 RESIDENTIAL LOT

FINAL PLAT SHOWING
Lot 1, Block 1,

Good Legacy Ranch

AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING 9.944 ACRES OF LAND OF SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, JOHNSON COUNTY, TEXAS.

PLAT RECORDED IN INSTRUMENT# _____, YEAR _____, DRAWER _____, SLIDE _____

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

PLAT PREPARED 07-30-2021, REVISED 12-07-2021

2022 Planning & Zoning Commission Calendar

January 03, 2022

February 07, 2022

March 07, 2022

April 04, 2022

May 02, 2022

June 06, 2022

July (July 4th is City Holiday-Independence Day)

August 01, 2022

September (September 5th is City Holiday-Labor Day)

October 03, 2022

November 07, 2022

December 05, 2022

Commissioners need to decide an alternate day for July and September. Please consider moving to the following Tuesday or Thursday.