



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
OCTOBER 4, 2021
6:30 PM

The Planning & Zoning Commission will hold a meeting on October 04, 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/88973552859?pwd=Y0VhU2FhQOHJtOStUeURIU2ErQT09>

Meeting ID: 889 7355 2859 Passcode: 563883 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. City Secretary to administer Oath of Office to newly appointed/re-appointed commissioner(s).

D. Discuss, consider, and possible action on appointment of the following positions for a one year term:

- Chairperson
- Vice-Chairperson

E. Discuss, consider, and take action on approval of meeting minutes from September 7, 2021.

F. Discuss, consider, and possible action on approving a final plat regarding 29.713 acres of land known as Lots 1-12, Block 1, Lots 1-10, 11X, 12-23, Block 2, and Lots 1-7, 8X, 9-14, Block 3, Highland Meadows Addition, in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located at on CR 1023 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 1st day of October 2021, by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
SEPTEMBER 07, 2021
6:30 PM**

The Planning & Zoning Commission will hold a regular meeting on September 07, 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/86224762442?pwd=UW5Ycm4wM0hZODRHNUFwekFWZ3hiUT09>
Meeting ID: 862 2476 2442 Passcode: 314217 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.

Planning & Zoning Commission Members Present: Brandon Gage, Place 2; Richard Connally, Place 4; Bryan Sears, Place 6, Julian Torrez, Alternate 2.

Planning & Zoning Commission Members Absent: Brent Gibson, Chairman; John Mauldin, Place 1; Billy Jenkins, Place 7; Place 3-Vacant.

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

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

Commissioner Sears called to order at 6:30 p.m. and a quorum was announced.

- B. Citizens Forum

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

NA

- C. Discuss, consider, and possible action on the meeting minutes of the August 09, 2021 meeting.

Commissioner Connally moved to approve the meeting minutes of August 09, 2021. Commissioner Gage seconded the motion. The motion passed unanimously.

- D. Discuss, consider, and possible action on approving a replat regarding a 0.60 acre of land known as Lots 1A and 1B, Block 1, Royal Addition, Phase III in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas, located at 402 Conveyor Drive for the construction of a duplex.

Commissioner Connally moved to approve a replat regarding a 0.60 acre of land known as Lots 1A and 1B, Block 1, Royal Addition, Phase III in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas, located at 402 Conveyor Drive for the construction of a duplex. Commissioner Torrez seconded the motion. The motion passed unanimously.

- E. Adjourn.

Commissioner Sears adjourned the meeting at 6:33 pm.

Brent Gibson
Planning & Zoning

ATTEST:

Alice Holloway, City Secretary
Approved: October 04, 2021



Planning & Zoning Commission Agenda October 4, 2021

Agenda Item: F Final Plat (Action Item)

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 29.713 acres of land known as Lots 1-12, Block 1, Lots 1-10, 11X, 12-23, Block 2, and Lots 1-7, 8X, 9-14, Block 3, Highland Meadows Addition, in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173, County of Johnson, Texas located at on CR 1023 for the construction of a residential subdivision

Background Information:

HISTORY: The property is undeveloped and has gone through the process of rezoning to the R-1, Single Family Residential District and Preliminary Platting.

ZONING: This property is zoned R1, Single Family Residential

ANALYSIS: The proposed development of this property is to allow for the construction of a residential subdivision containing 47 single family lots with no less than ½ acres in size and 2 open space lots.

UTILITIES: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted. 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 replat 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) Final Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial
- 5) JCSUD Approval Letter
- 6) Final plat of Highland Meadows 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: Highland Meadows Addition

Project Address (Location): TBD County Road 1023

6231 CR 1023

Existing Zoning: R1 Single Family

Proposed Zoning: _____

Existing Use: Agriculture

Proposed Use: Single Family

Existing Comprehensive Plan Designation: Single Family

Gross Acres: 29.713 Acres

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

APPLICANT INFORMATION

Applicant: Topographic Land Surveyors Co.

Company: _____

Address: 1400 Everman Parkway, Suite 146

Tel: 817-744-7512 Fax: 817-744-7554

City: Fort Worth State: TX ZIP: 76140

Email: erik.dumas@topographic.com

Property Owner: Topographic Land Surveyors Co.

Company: _____

Address: 1400 Everman Parkway, Suite 146

Tel: 817-744-7512 Fax: 817-744-7554

City: Fort Worth State: TX ZIP: 76140

Email: erik.dumas@topographic.com

Key Contact: Erik Dumas

Company: Topographic Land Surveyors Co.

Address: 1400 Everman Parkway, Suite 146

Tel: 817-744-7512 Fax: 817-744-7554

City: Fort Worth State: TX ZIP: 76140

Email: erik.dumas@topographic.com

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

SIGNATURE: Brian Krafft

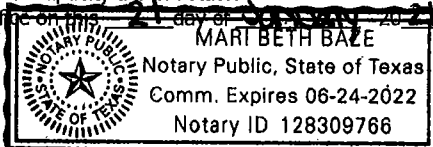
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Brian Krafft, CEO

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 January, 2021

MariBeth Baze
Notary Public



Signature MariBeth Baze

Date: 01/21/2021

For Departmental Use Only

Case No.: FP 2021.01

Project Manager: _____

Total Fee(s): 3245 -

Check No.: 1013

Date Submitted: 1-22-21

Accepted By: gm

Date of Complete Application: _____

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS TOPOGRAPHIC LAND SURVEYORS CO., ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE DYER NUNER SURVEY, ABSTRACT NO. 643 AND THE GEORGE CASSELAND SURVEY, ABSTRACT NO. 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 29.713 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019-31519, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID 29.713 ACRE TRACT, IN COUNTY ROAD 1023, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "PRECISE LAND SURVEYING" FOUND IN THE WESTERLY LINE OF SAID COUNTY ROAD 1023 BEARS N 89°00'35" W, A DISTANCE OF 28.26 FEET FOR REFERENCE;

THENCE S 00°07'56" W WITH THE EAST LINE OF SAID 29.713 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 1023, A DISTANCE OF 733.90 FEET TO THE SOUTHEAST CORNER OF SAID 29.713 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF A CALLED 3.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017-23493, O.P.R.J.C.T.;

THENCE S 89°42'44" W WITH THE SOUTH LINE OF SAID 29.713 ACRE TRACT AND NORTH LINE OF SAID 3.00 ACRE TRACT, AT 15.03 FEET PASSING A 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID COUNTY ROAD 1023 FOR REFERENCE, ALSO ALONG AND WITH THE NORTH LINE OF A CALLED 3.578 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2384, PAGE 74, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), THEN THE NORTH LINE OF A CALLED 3.572 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2376, PAGE 507, D.R.J.C.T., THEN THE NORTH LINE OF A CALLED 2.996 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2314, PAGE 829, D.R.J.C.T., IN ALL A DISTANCE OF 1136.95 FEET TO A FENCE CORNER POST FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 29.713 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 2.996 ACRE TRACT, AND ALSO BEING THE NORTHEAST CORNER OF A CALLED 31.23 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 3290, PAGE 198, D.R.J.C.T.;

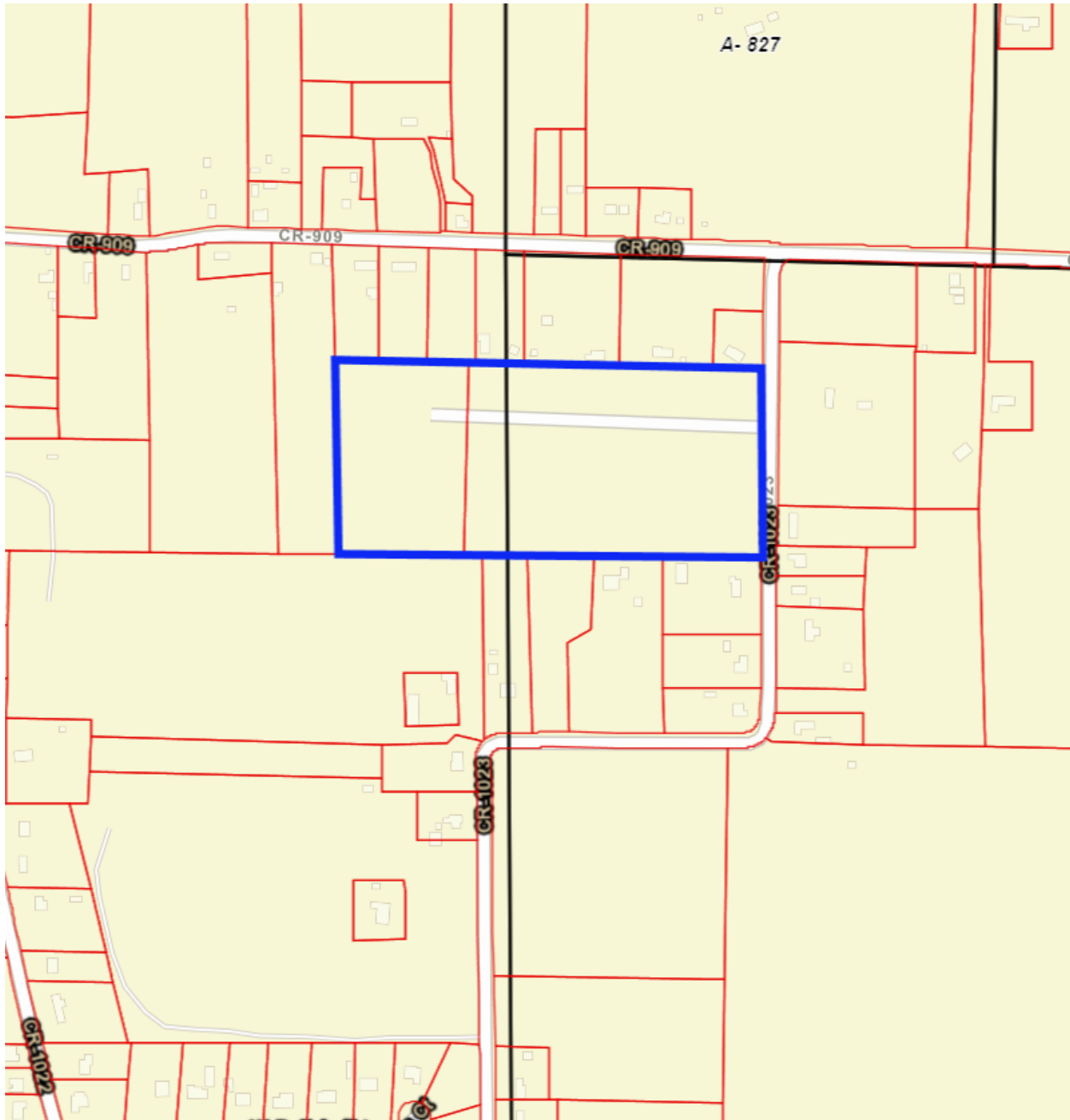
THENCE S 89°42'39" W WITH THE COMMON LINE BETWEEN SAID 29.713 ACRE TRACT AND SAID 31.23 ACRE TRACT, A DISTANCE OF 571.04 FEET TO AN 8" FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID 29.713 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A CALLED 7.04 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 3535, PAGE 580, D.R.J.C.T.;

THENCE N 01°27'48" W WITH THE COMMON LINE BETWEEN SAID 29.713 ACRE TRACT AND SAID 7.04 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 772.63 FEET TO AN 8" FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID 29.713 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 1.003 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1649, PAGE 29, D.R.J.C.T.;

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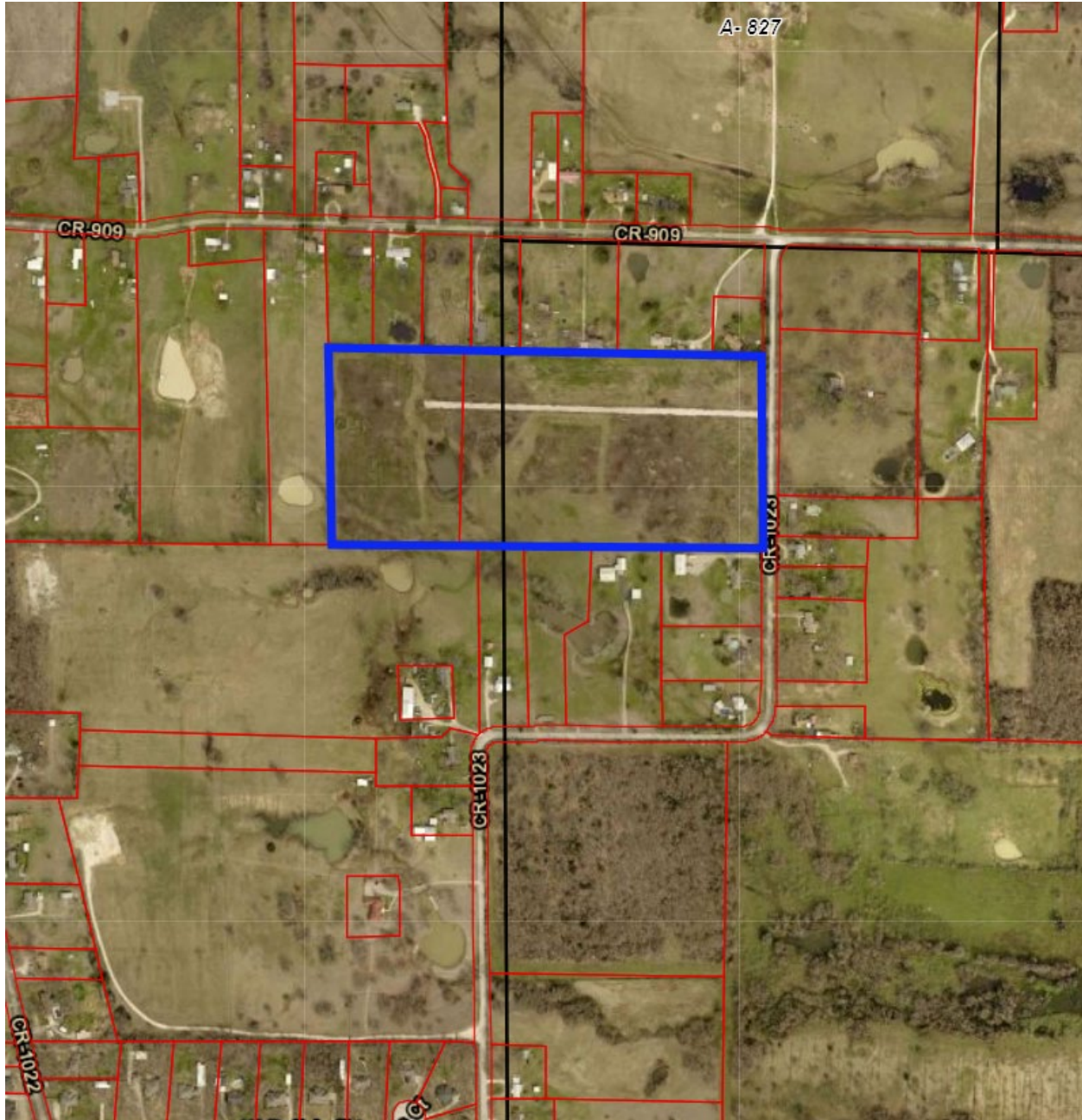


Vicinity Map





Aerial Map





September 15, 2021

RE: Plan Approval Letter
Highland Meadows
CR 1023
Joshua

To Whom This May Concern:

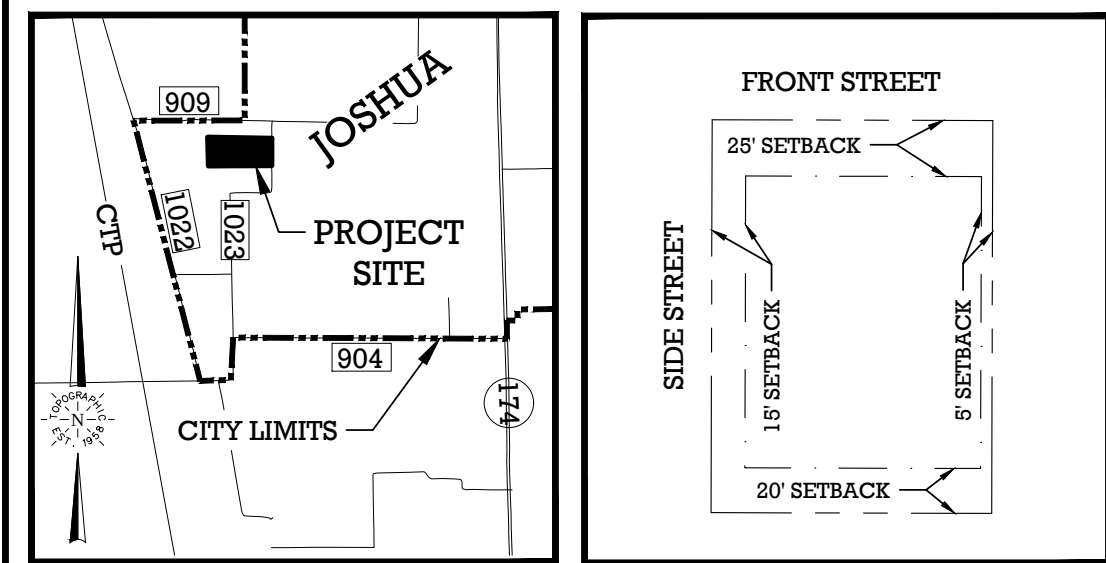
This letter is notification that the Johnson County Special Utility District has reviewed the submitted plans, for Highland Meadows in Joshua, located on CR 1023 and finds that the plans meet the specifications of Johnson County Special Utility District.

The site plans dated July 2020, are approved but cannot begin construction until the Plant 8 (CIAOC) Contribution in Aid of Construction agreement has been executed and the contributed amount has been paid.

This plan approval letter will expire on September 15, 2022. If construction has not commenced before expiration of this letter, the developer will be required to have the project reevaluated through the JCSUD development process again.

Sincerely,

Nan Bise
System Development Assistant



VICINITY MAP
N.T.S.

LOT DETAIL
(SEE NOTE 8)

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS TOPOGRAPHIC LAND SURVEYORS CO., ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE DYER NUNER SURVEY, ABSTRACT NO. 643 AND THE GEORGE CASSELLAND SURVEY, ABSTRACT NO. 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 29.713 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019-31519, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOPOGRAPHIC LAND SURVEYORS CO., BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFOVE DESCRIBED PROPERTY AS HIGHLAND MEADOWS ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND WE DO HEREBY DEDICATE THE RIGHTS-OF-WAY AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED. THERE ARE NO LIENS AGAINST THE PROPERTY.

WITNESS MY HAND AT FORT WORTH, TARRANT COUNTY, TEXAS THIS THE _____ DAY OF _____, 2021.

BY: _____

NAME & TITLE: BRIAN KRAFFT, CEO

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UPON MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	4°34'38"	300.00'	23.96'	S87°52'34"W 23.96'
C2	5°13'43"	1000.00'	91.25'	N89°17'51"W 91.22'
C3	6°23'35"	1000.00'	111.68'	N89°00'28"W 111.52'
C4	4°54'38"	300.00'	25.71'	S88°12'54"W 25.70'
C5	88°57'16"	40.00'	60.71'	S44°53'16"E 55.08'
C6	1°08'11"	1200.00'	22.75'	S88°54'30"E 22.75'
C7	4°14'26"	1200.00'	88.81'	S88°28'42"E 88.79'
C8	3°51'22"	300.00'	20.19'	N88°14'10"E 20.19'
C9	7°30'44"	33.71'	44.43'	S44°53'16"E 41.28'
C10	3°02'44"	275.00'	14.62'	N89°53'16"W 14.62'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°50'41"W	58.28'
L2	N89°19'57"W	53.36'
L3	S89°52'33"E	41.90'
L4	N43°11'34"E	14.24'
L5	S88°39'21"W	10.05'
L6	S88°39'21"W	96.97'
L7	S46°48'26"E	14.04'
L8	S37°03'09"E	46.70'
L9	S88°21'54"E	29.19'
L10	S01°38'06"W	36.45'
L11	N01°30'55"E	23.88'
L12	S37°03'09"E	30.60'
L13	N88°21'54"W	19.08'
L14	S00°51'01"W	28.96'
L15	S43°50'46"E	39.96'
L16	S89°42'44"W	28.11'
L17	N45°13'23"E	49.45'
L18	S44°57'00"E	49.40'
L19	S44°58'29"W	49.66'
L20	S47°02'14"E	47.70'

I HEREBY CERTIFY THAT THE ABOVE AND AND FOREGOING PLAT OF HIGHLAND MEADOWS ADDITION, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2021.

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 _____, 2021.

CERTIFICATION:

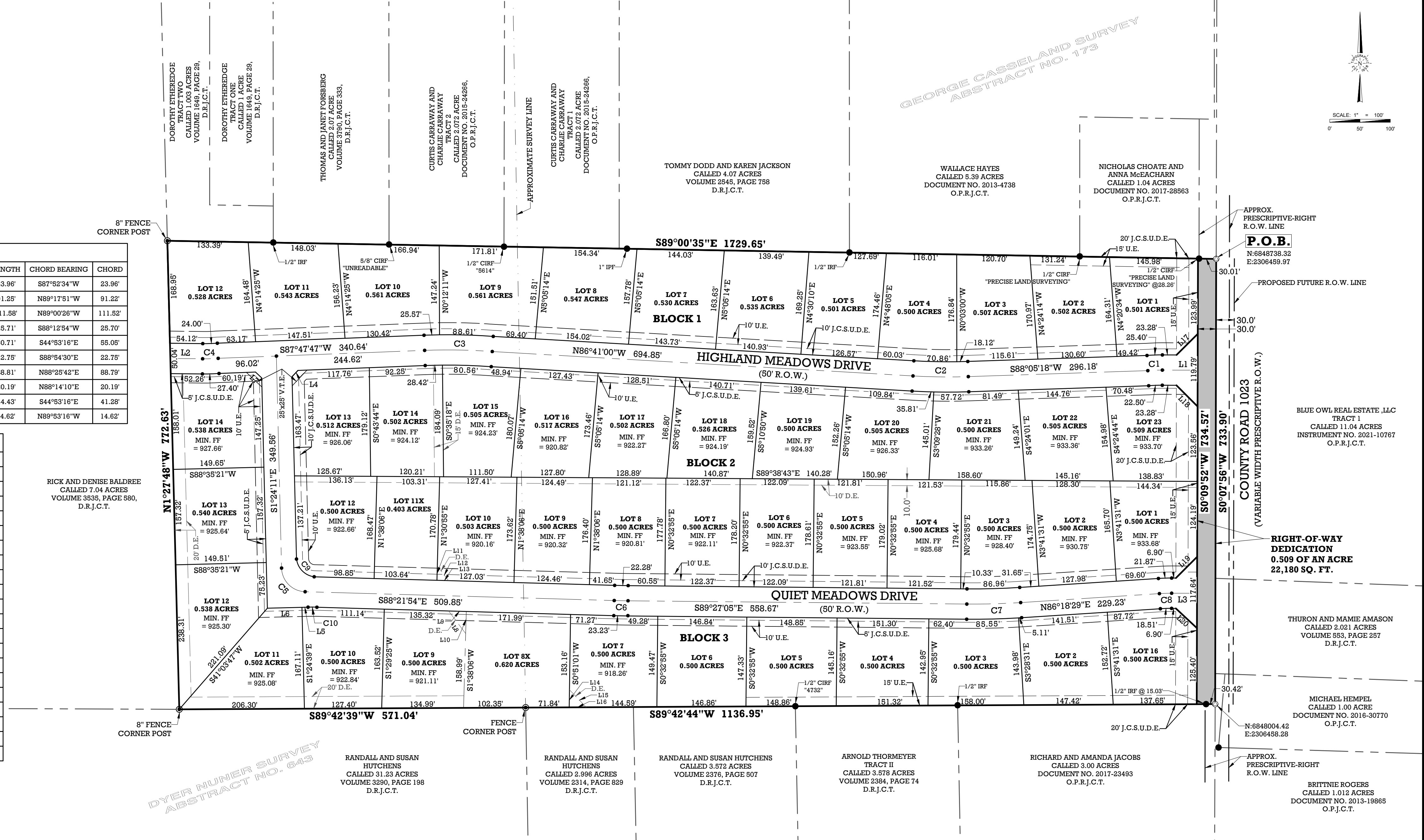
THIS IS TO CERTIFY THAT I, S. ERIK DUMAS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PREPARED THIS PLAT OF THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND ON JULY 11 AND 15, 2019; AND THAT ALL MONUMENTS FOR LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE SHOWN THEREON AS "SET" WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

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

NOTE:
HOA IS TO BE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS AND DETENTION BASINS.



UTILITY EASEMENT RESTRICTION STATEMENT

ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT: AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE.

PUBLIC OPEN SPACE EASEMENT RESTRICTION STATEMENT

NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.

DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT

NO CONSTRUCTION OR FILING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION.

GENERAL NOTES:

- ORIGINAL DOCUMENT SIZE: 24" X 36"
- ALL BEARINGS, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983. ELEVATIONS SHOWN HEREON CORRELATED TO NAVD 88 VERTICAL DATUM.
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0160J, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- LOTS SHOWN HEREON WITH "X" CAN NOT BE BUILT ON AND ARE INTENDED TO BE USED FOR DRAINAGE AND DETENTION.
- ALL LOTS ARE TO BE 0.50 ACRE OR LARGER.
- ALL LOTS TO BE SERVICED BY PRIVATE OSSF.
- BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE CITY OF JOSHUA CHAPTER 14 ZONING ORDINANCE, SECTION 4-3 "R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT" REQUIREMENTS, AS FOUND ON THE CITY OF JOSHUA WEBSITE ON APRIL 6, 2020. SEE DETAIL SHOWN HEREON.
- 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.
- THE OWNER HEREBY WAIVES THE RIGHT TO CLAIM 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.
- NO LOT WITHIN THIS ADDITION SHALL BE ALLOWED DRIVEWAY ACCESS ONTO CR 1023.

LEGEND	ABBREVIATIONS	OWNER/ENGINEER/SURVEYOR	FINAL PLAT	
SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT R.O.W. DEDICATION IRON ROD FOUND (IRF) (AS NOTED) FENCE CORNER POST CALCULATED CORNER 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 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 TOPOGRAPHIC LOYALTY INNOVATION LEGACY 1400 EVERMAN PARKWAY, Ste. 140 • FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7912 • FAX (817) 744-7548 TEXAS FIRM REGISTRATION NO. 10042004 WWW.TOPOGRAPHIC.COM ce@topographic.com LOTS 1-12, BLOCK 1; LOTS 1-10, 11X, 12-23, BLOCK 2; AND LOTS 1-7, 8X, 9-14, BLOCK 3 OF HIGHLAND MEADOWS ADDITION, BEING A 29.713 ACRE TRACT OF LAND LOCATED IN THE DYER NUNER SURVEY, ABSTRACT NO. 643 AND THE GEORGE CASSELLAND SURVEY, ABSTRACT NO. 173 IN THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS AND CONTAINING 47 SINGLE FAMILY RESIDENTIAL LOTS. FILE: FP_ID_AGUZZI_TRACT_20210622 REVISION DRAFT: FCN CHECK: SED SHEET: 1 OF 1 DATE: 05/21/2021 0 CASE NO.: FP2021-01				

CASE NO.: FP2021-01

8:\Projects\2021\0521\0521\Final\Drawings\0521-Final-Plat-01.dwg, PLOT: 0521-Final-Plat-01.dwg, PLOT: 0521-Final-Plat-01.dwg, PLOT: 0521-Final-Plat-01.dwg