



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

The Planning & Zoning Commission will hold a regular meeting on July 6, 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/82504702704?pwd=V1NyWDI2cDlaVFBhK2EzRXRkODI0dz09>

Meeting ID: 825 0470 2704 Passcode: 300438 or dial 1-346-248-7799.

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

- Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.
- By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

A. Call to order and announce a quorum present.

B. Citizens Forum

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

C. Discuss, consider, and possible action on the meeting minutes of June 07, 2021 meeting.

D. Discuss, consider, and possible action on approval of a Replat of Lot 23R, Oak Haven Estates being a 2.024-acre tract of land situated in the David Lofton Survey, Abstract No. 504, City of Joshua, Johnson County, Texas and locally known as 917 Greenbriar Drive.

E. Discuss, consider, and possible action on a Final Plat regarding a 1.858-acre tract of land located west of Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173. This development will be for a restaurant with a drive-thru known as McDonald's.

F. 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 July 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
JUNE 7, 2021
6:30 PM**

The Planning & Zoning Commission will hold a regular meeting on June 7, 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/85139319513?pwd=ZWdKWxo1QktyZGs4NFRVOFJEazZ2dz09>

Meeting ID: 851 3931 9513 Passcode: 671195 or dial 1-346-248-7799.

Planning & Zoning Commission Members Present: Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Michael Frazier, Place 3, Bryan Sears, Place 6, Jerry Moore, Alternate 1; and Julian Torrez, Alternate 2.

Planning & Zoning Commission Members Absent: Richard Connally, Place 4; Billy Jenkins, Place 7

City Staff Present: Aaron Maldonado, Development Services Director; Mike Peacock, City Manager; and Alice Holloway, City Secretary

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

The meeting was 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 May 03, 2021 meeting.

Commissioner Moore moved to approve the meeting minutes of May 03, 2021. Commissioner Frazier seconded the motion. The motion passed unanimously.

- D. Discussion on the Planned Development process in regards to subdivisions, with the most recent case being Joshua Highlands.

City Manager Peacock apologized to the Planning & Zoning Commission regarding the Highland Project. He stated that he doesn't believe the commission was giving all the details of the project. In addition, City Manager Peacock explained the process of Planned Developments. He noted that several things are reviewed, such as:

- Open Space
- Park Details
- Building Materials

City Manager Peacock stated that the City Council appreciated all the work the commission put into it and negotiated so well with the developer.

Mayor Hollarn stated that the city council has the advantage of having legal representation during the meetings. In addition, he said that they are working on the possibility of having legal advice on call for the commission meetings.

Commissioner Sears asked if the City is okay with lot sizes smaller than what is noted in the zoning ordinance, why don't they get changed. Mayor Hollarn stated that 10,000 minimum is the threshold. However, the City can negotiate to get what we would like and maybe negotiate for a smaller lot size.

Mayor Hollarn stated that he and the council appreciate all the work the commission is doing.

- E. Public hearing on a request to rezone a 0.593 acre of land known as Lt. 1, Blk.1, East Hills Addition in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas located at 402 Conveyor Drive to change from (C-1) Restricted Commercial District to the (R2) Two Family Residential District to allow for the construction of a duplex after the property is subdivided.

Commissioner Gibson opened the public hearing on the request to rezone 0.593 acres of land at 6:42 pm.

Staff Presentation

Development Services Director Maldonado read the following statement:

The property was originally platted as Lot 1, Block 1 East Hills Addition. The Future Land Use Map shows this area as a Low-Density Residential area. The property currently has a house facing Conveyor Drive. The subdivision of this lot will require the existing house to meet all setbacks, including the rear yard setback.

This property is zoned C-1, Restricted Commercial

The proposed development of this property is to allow for the parcel to be subdivided for the construction of a duplex.

This development will be required to submit engineered construction plans and be required to replat; 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. Therefore, the Planning & Zoning Commission has made a recommendation for approval on June 7, 2021.

Owner's Presentation

None

Those in Favor

None

Those Against

None

Owner's Rebuttal

None

After no more comments, Commissioner Gibson closed the public hearing at 6:44 pm.

- F. Discuss, consider, and possible action on a request to rezone a 0.593 acre of land known as Lt. 1, Blk.1, East Hills Addition in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas located at 402 Conveyor Drive to change from (C-1) Restricted Commercial District to the (R2) Two Family Residential District to allow for the construction of a duplex after the property is subdivided.

Commissioner Moore moved to approve the request to rezone a 0.593 acre of land known as Lt. 1, Blk.1, East Hills Addition in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas located at 402 Conveyor Drive to change from (C-1) Restricted Commercial District to the (R2) Two Family Residential District to allow for the construction of a duplex after the property is subdivided. Commissioner Sears seconded the motion. The motion passed unanimously.

- G. Discuss, consider, and possible action on a replat regarding a 0.016 acre of land known as Lt. 9 S.28ft. and Lt.10, Blk.5, Original Town of Joshua in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located on the northeast corner of N. Main St. and E. 12th St also known as 100 N. Main St. located in the Heritage Preservation Overlay District for the development of a retail building.

Commissioner Sears moved to approve a replat regarding a 0.016 acre of land known as Lt. 9 S.28ft. and Lt.10, Blk.5, Original Town of Joshua in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located on the northeast corner of N. Main St. and E. 12th St also known as 100 N. Main St. located in the Heritage Preservation Overlay District for the development of a retail building. Commissioner Gage seconded the motion. The motion passed unanimously.

- H. Discuss, consider, and possible action on a Final Plat approval of Lots 24-49, Block 8, Lots 10-26, Block 10 and Lots 1-27, Block 11, Cooper Valley, Phase 5 being a 17.8290-acre tract of land situated in the McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas and locally known as 1001 Stadium Drive.

Commissioner Moore moved to approve a Final Plat of Lots 24-49, Block 8, Lots 10-26, Block 10 and Lots 1-27, Block 11, Cooper Valley, Phase 5 being a 17.8290-acre tract of land situated in the McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas and locally known as 1001 Stadium Drive. Commissioner Frazier seconded the motion. The motion passed. Commissioner Gage voted against.

- I. Discuss, consider, and possible action on a Final Plat approval of Lot 1, Block 1, American Jedi Addition being a 0.634-acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas, and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street. This development will be for a Domino's Pizza.

Commissioner Moore moved to approve a Final Plat of Lot 1, Block 1, American Jedi Addition being a 0.634-acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street. This development will be for a Domino's Pizza. Commissioner Torrez seconded the motion. The motion passed unanimously.

- J. Discuss, consider, and possible action on a Final Plat approval of Lots 1-14 & A, Block 1, Lots 1-26 & A, Block 2, Lots 1-14 & A, Block 3 of Mockingbird Hills Addition, Phase 1 being a 15.323-acre tract of land situated in the W.W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas and better described as being located west of Santa Fe Drive between Caddo Road and FM 917.

Commissioner Moore moved to approve a Final Plat of Lots 1-14 & A, Block 1, Lots 1-26 & A, Block 2, Lots 1-14 & A, Block 3 of Mockingbird Hills Addition, Phase 1 being a 15.323-acre tract of land situated in the W.W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas and better described as being located west of Santa Fe Drive between Caddo Road and FM 917. Commissioner Sears seconded the motion. The motion passed unanimously.

- K. Discuss, consider, and possible action on a Preliminary Plat approval of Lots 1 and 2, Block 1, Ward Plaza being an 18.491-acre tract of land situated in the G. Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas, and located on S. Broadway Blvd. and north of County Road 904.

Commissioner Sears moved to approve a Preliminary Plat of Lots 1 and 2, Block 1, Ward Plaza being an 18.491-acre tract of land situated in the G. Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas and located on S. Broadway Blvd. and north of County Road 904. Commissioner Frazier seconded the motion. The motion passed unanimously.

- L. Adjourn.

Commissioner Gibson adjourned the meeting at 7:12 p.m.

Brent Gibson
Planning & Zoning

ATTEST:

Alice Holloway, City Secretary
Approved: July 06, 2021

- 1) Replat Application
- 2) Legal Description
- 3) Maps
- 4) JCSUD Approval Letter
- 5) Replat of Oak Haven Estates

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: OAK HAVEN ESTATES

Project Address (Location): 917 GREENBRIAR DR

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Existing Comprehensive Plan Designation: _____ Gross Acres: 1.994

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: MIKE DAVIS Company: BANNISTER ENGINEERING

Address: 240 MITCHELL RD Tel: 817-457-8555 Fax: 817-339-6613

City: MANSFIELD State: TX ZIP: 76063 Email: MIKE@BANNISTERENG.COM

Property Owner: MART A. MORROW Company: _____

Address: 917 GREENBRIAR DRIVE Tel: 817-800-5844 Fax: _____

City: JOSHUA State: TX ZIP: 76058 Email: MM4617@AOL.COM

Key Contact: MIKE DAVIS Company: BANNISTER ENGINEERING

Address: 240 N. MITHCELL Tel: 817-842-2094 Fax: 817-842-2095

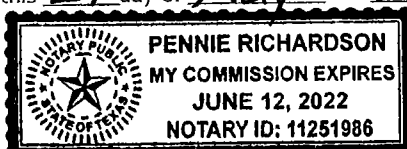
City: MANSFIELD State: TX ZIP: 76063 Email: MIKE@BANNISTERENG.COM

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: Mart Morrow
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 24th day of May, 2021

Pennie Richardson
Notary Public



Signature Pennie Richardson Date 05/24/21

For Departmental Use Only

Case No. RP2012-05

Project Manager: _____

Total Fee(s): 505,-

Check No: 7167

Date Submitted: 5-26-21 - 6/2/2021
clipped off w/ CARLA

Accepted By: _____

Date of Complete Application: _____

OWNER'S CERTIFICATE:

State of Texas §

County of Johnson §

WHEREAS, **Mart A. Morrow**, is the sole owner of land in the David Lofton Survey, Abstract Number 504, City of Joshua, Johnson County, Texas; said 2.024 acres (88,150 square feet) of land being all of that certain tract of land described as Lot 23 and Lot 24, Oak Haven Estates (hereinafter referred to as Lot 23 and/or Lot 24), an addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 1, Page 227, Plat Records, Johnson County, Texas (P.R.J.C.T.); said 2.024 acres (88,150 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northwest corner of said Lot 24, same being the Northeast corner of that certain tract of land described as Lot 25 of said Oak Haven Estates (hereinafter referred to as Lot 25), same being the Southeast corner of that certain tract of land described as Lot 30 of said Oak Haven Estates (hereinafter referred to as Lot 30), same also being the Southwest corner of that certain tract of land described as Lot 31 of said Oak Haven Estates (hereinafter referred to as Lot 31);

THENCE South 89 degrees 57 minutes 26 seconds East with the common line between said Lot 24 and said Lot 31, pass at a distance of 205.00 feet, a one-half inch iron rod with plastic cap stamped "ALS" found for the Northeast corner of said Lot 24, same being the Northwest corner of said Lot 23, same being the Southeast corner of said Lot 31, same also being the Southwest corner of that certain tract of land described as Lot 32 of said Oak Haven Estates (hereinafter referred to as Lot 32), continue with said course, with the common line between said Lot 23 and said Lot 32 for a total distance of 410.00 feet to a metal fence post found for the Northeast corner of said Lot 23, same being the Northwest corner of that certain tract of land described as Lot 22 of said Oak Haven Estates (hereinafter referred to as Lot 22), same being the Southeast corner of said Lot 32, same also being the Southwest corner of that certain tract of land described as Lot 33 of said Oak Haven Estates (hereinafter referred to as Lot 33);

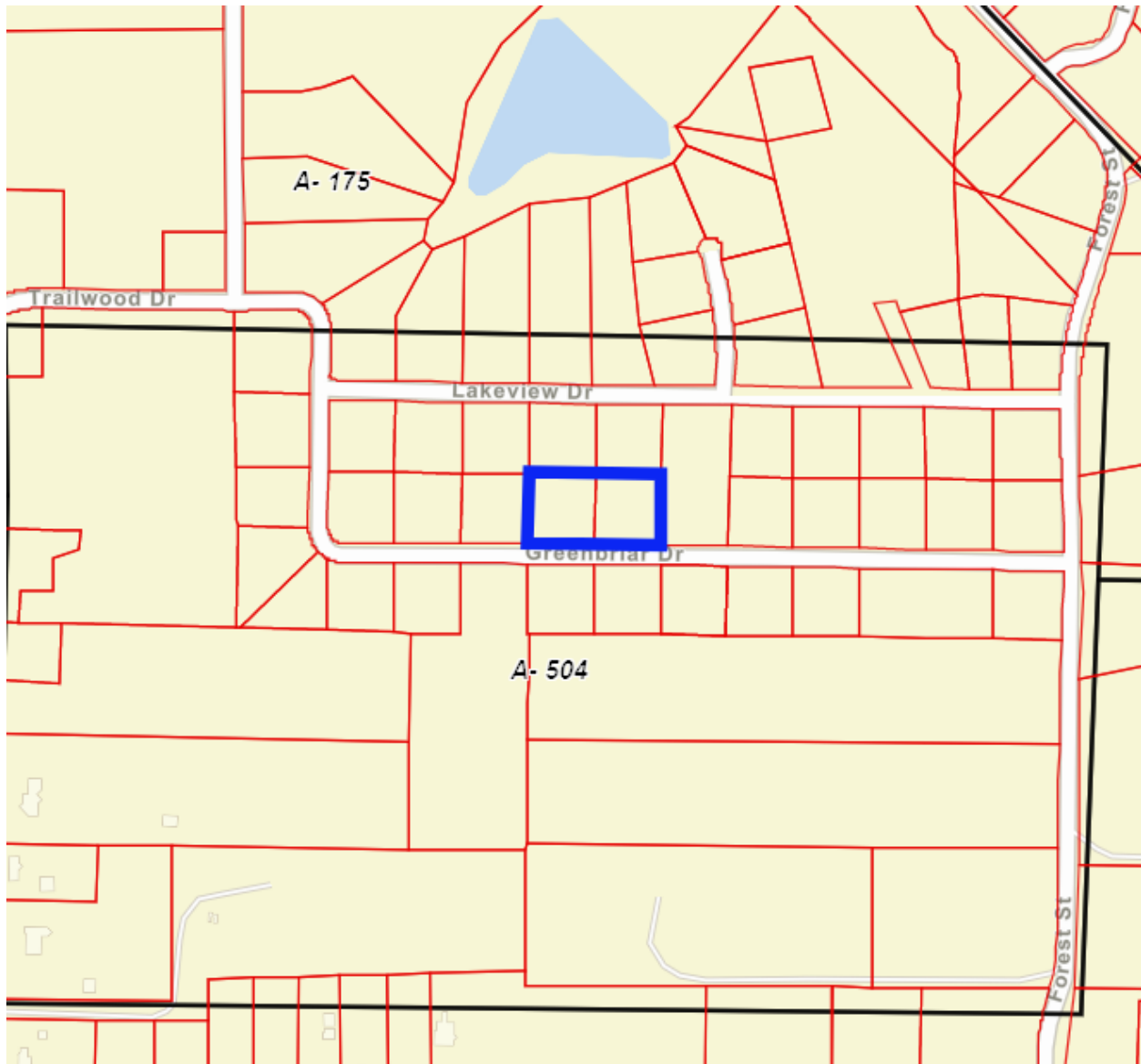
THENCE South 00 degrees 02 minutes 34 seconds West with the common line between said Lot 23 and said Lot 22, a distance of 215.00 feet to a one-half inch iron rod found for the Southeast corner of said Lot 23, same being the Southwest corner of said Lot 22, same also being the existing North right-of-way line of Greenbriar Drive (60' right-of-way), as recorded in Volume 1, Page 227, P.R.J.C.T.;

THENCE North 89 degrees 57 minutes 26 seconds West with the common line between said Lot 23 and the existing North right-of-way line of said Greenbriar Drive, pass at a distance of 205.00 feet, the Southwest corner of said Lot 23, same being the Southeast corner of said Lot 24, from which a five-eighths inch iron rod found bears North 75 degrees 54 minutes 19 seconds East, a distance of 0.51 feet, continue with said course, the common line common line between said Lot 24 and the existing North right-of-way line of said Greenbriar Drive for a total distance of 410.00 feet to the Southwest corner of said Lot 24, same being the Southeast corner of said Lot 25, from which a one-half inch iron rod found bears North 37 degrees 01 minute 20 seconds East, a distance of 0.33 feet;

THENCE North 00 degrees 02 minutes 34 seconds East, departing the existing North right-of-way line of said Greenbriar Drive, with the common line between said Lot 24 and said Lot 25, a distance of 215.00 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.024 acres (88,150 square feet) of land.

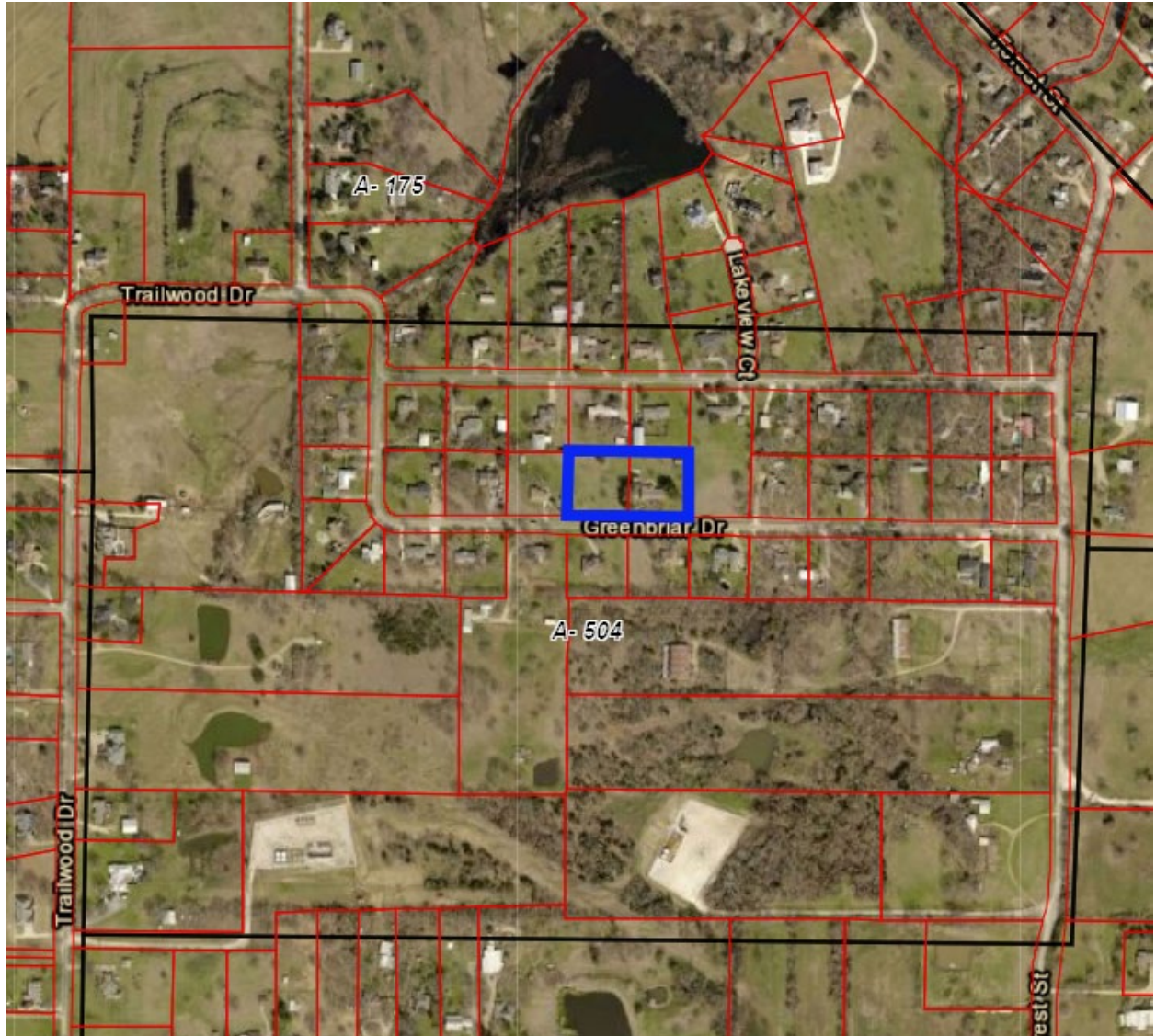


Vicinity Map





Aerial Map



Johnson County Special Utility District

"Quality and Service since 1965"

June 7, 2021

Location: Oak Haven Estates
Lot 23 & 24
Greenbriar Dr, 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.

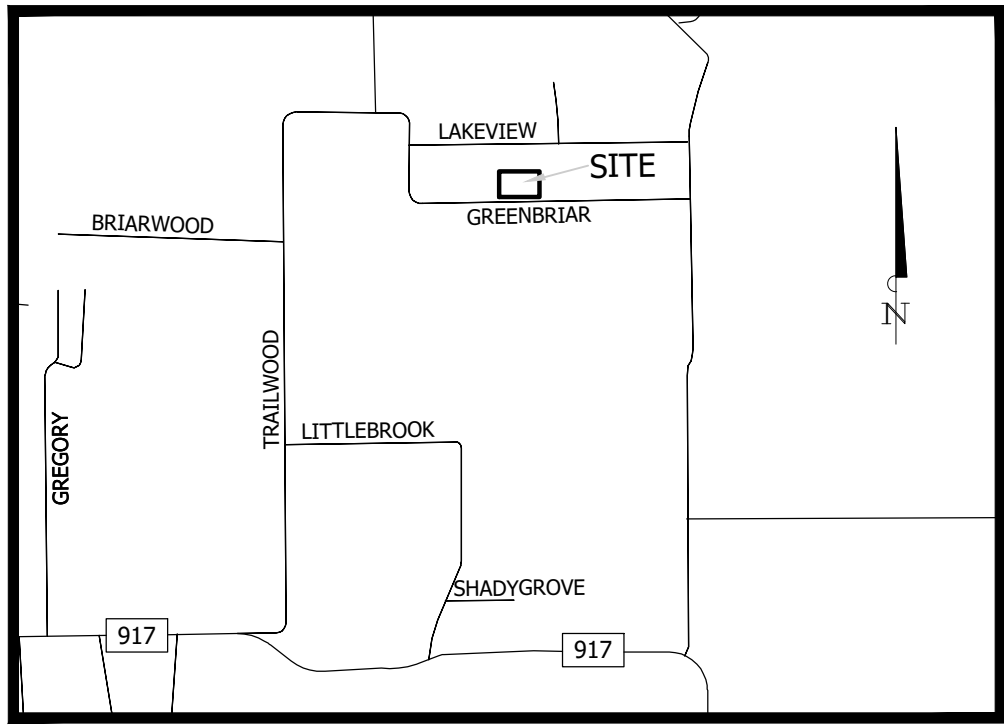
A re-plat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,



Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval



VICINITY MAP
NOT TO SCALE
JOSHUA, TEXAS

GENERAL NOTES:

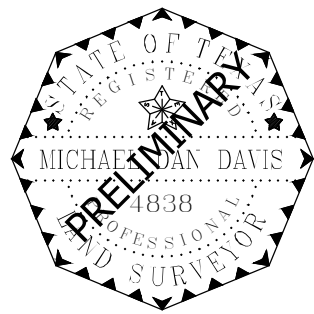
- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 46251C0180J, dated December 4, 2012. The property appears to lie within Zone "X1" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All found monuments shown hereon are deemed to be controlling monuments.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- 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 easement recorded in Volume 595, Page 16, O.P.R.J.C.T., is a blanket easement and may affect the subject tract. However, surveyor cannot determine the location thereof.
- 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.
- 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.

SURVEYOR'S CERTIFICATION:

This is to certify that I, Michael Dan Davis, of Bannister Engineering, a Registered Professional Land Surveyor Number 4838, State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and 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



Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S., REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, a notary to the public of the State of Texas, on this day personally appeared Michael Dan Davis, Registered Professional Land Surveyor, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of ____, 2021.

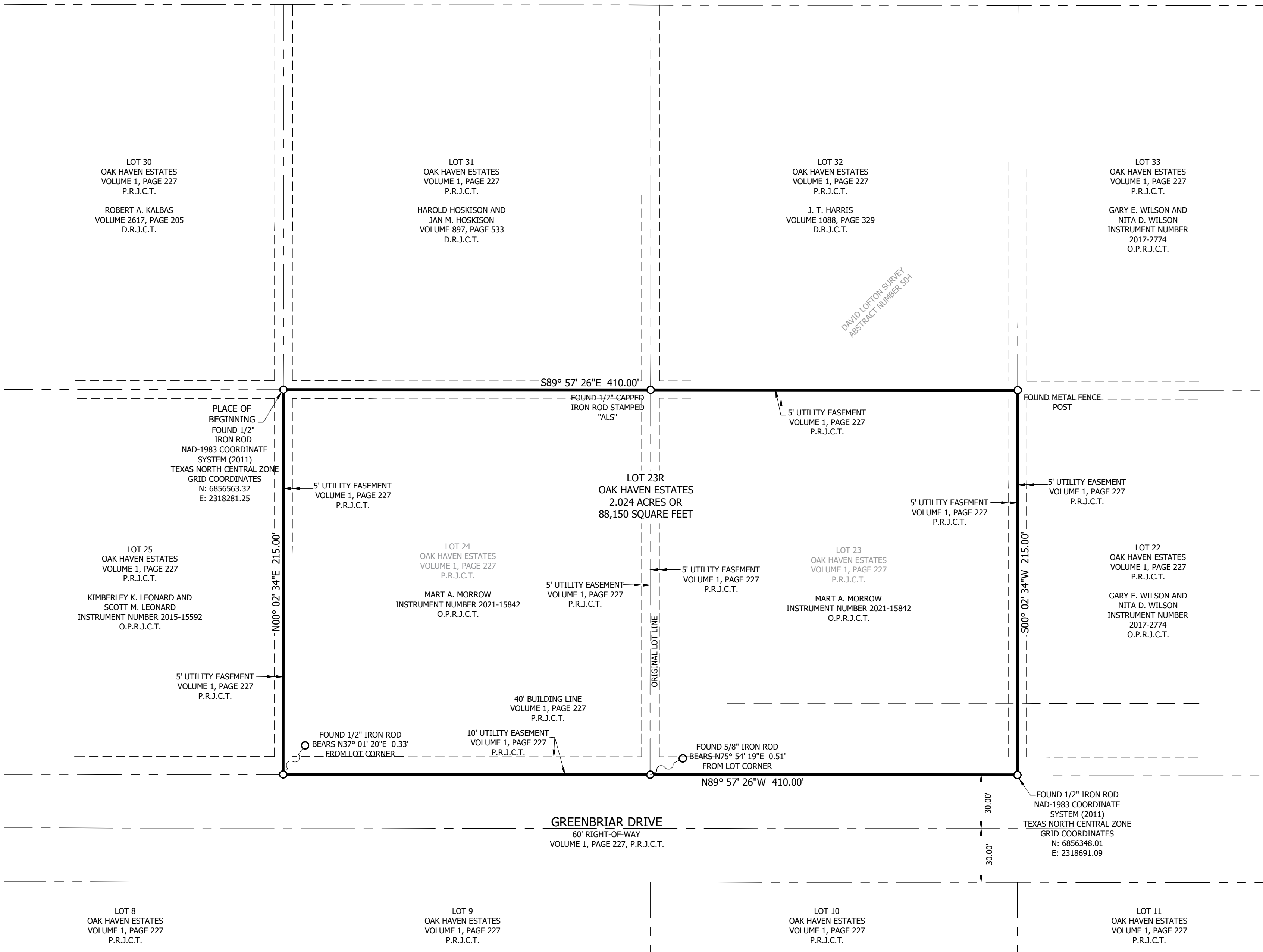
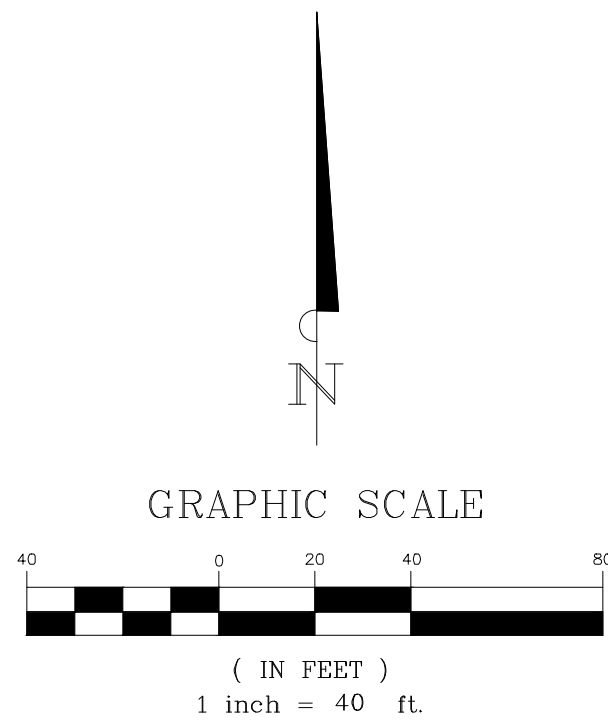
Notary Public, The State of Texas

CITY CASE NO. RP 2021-05

LEGEND
P.R.J.C.T.
PLAT RECORDS
JOHNSON COUNTY, TEXAS
D.R.J.C.T.
DEED RECORDS
JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.
OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBELS REGISTRATION NO. 10193823 PROJECT NO.: 228-21-001

This plat filed in Cabinet: _____, Slide: _____



OWNER'S CERTIFICATE:

State of Texas §
County of Johnson §

WHEREAS, **Mart A. Morrow**, is the sole owner of land in the David Lofton Survey, Abstract Number 504, City of Joshua, Johnson County, Texas; said 2.024 acres (88,150 square feet) of land being all of that certain tract of land described as Lot 23 and Lot 24, Oak Haven Estates (hereinafter referred to as Lot 23 and/or Lot 24), an addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 1, Page 227, Plat Records, Johnson County, Texas (P.R.J.C.T.); said 2.024 acres (88,150 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northwest corner of said Lot 24, same being the Northeast corner of that certain tract of land described as Lot 25 of said Oak Haven Estates (hereinafter referred to as Lot 25), same being the Southeast corner of that certain tract of land described as Lot 30 of said Oak Haven Estates (hereinafter referred to as Lot 30), same also being the Southwest corner of that certain tract of land described as Lot 31 of said Oak Haven Estates (hereinafter referred to as Lot 31);

THENCE South 89 degrees 57 minutes 26 seconds East with the common line between said Lot 24 and said Lot 31, pass at a distance of 205.00 feet, a one-half inch iron rod with plastic cap stamped "ALS" found for the Northeast corner of said Lot 24, same being the Northwest corner of said Lot 23, same being the Southeast corner of said Lot 31, same also being the Southwest corner of that certain tract of land described as Lot 32 of said Oak Haven Estates (hereinafter referred to as Lot 32), continue with said course, with the common line between said Lot 23 and said Lot 32 for a total distance of 410.00 feet to a metal fence post found for the Northeast corner of said Lot 23, same being the Northwest corner of that certain tract of land described as Lot 22 of said Oak Haven Estates (hereinafter referred to as Lot 22), same being the Southeast corner of said Lot 32, same also being the Southwest corner of that certain tract of land described as Lot 33 of said Oak Haven Estates (hereinafter referred to as Lot 33);

THENCE South 00 degrees 02 minutes 34 seconds West with the common line between said Lot 23 and said Lot 22, a distance of 215.00 feet to a one-half inch iron rod found for the Southeast corner of said Lot 23, same being the Southwest corner of said Lot 22, same also being the existing North right-of-way line of Greenbriar Drive (60' right-of-way), as recorded in Volume 1, Page 227, P.R.J.C.T.;

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State of Texas §
County of Johnson §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

I, the undersigned owner of the land shown on this plat, and designated herein as the **Oak Haven Estates**, 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 further certify that all other parties who have a mortgage or lien interest in the **Oak Haven Estates** addition have been notified and signed this plat.

I further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

WITNESS my hand at _____, Texas, this the ____ day of ____, 2021.

By: _____
Mart A. Morrow, Owner

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, on this day personally appeared **Mart A. Morrow**, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of ____, 2021.

Notary Public, The State of Texas

REPLAT
LOT 23R
OAK HAVEN ESTATES

Being Lot 23 and Lot 24, Oak Haven Estates, an addition to the City of Joshua, Johnson County, Texas, as recorded in Volume 1, Page 227, Plat Records, Johnson County, Texas and Being 2.024 acres out of the David Lofton Survey, Abstract Number 504 City of Joshua, Johnson County, Texas

1 Lot
Preparation Date: May 2021
Revision Date: June 2021
SHEET 1 OF 1

OWNER / DEVELOPER:
MART A. MORROW
917 GREENBRIAR DRIVE
JOSHUA, TEXAS 76058
CONTACT: LARRY JACKSON
PHONE: 817-706-4781
Larry.Jackson@PandaRG.com

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

Approved:

Chairman
Planning & Zoning Commission Date

Attest:

City Secretary Date



Planning & Zoning Commission Agenda July 6, 2021

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

Agenda Description:

Consider a Final Plat approval on a 1.858 acre tract of land located west of Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173. This development will be for a restaurant with a drive thru known as McDonald's.

Background Information:

HISTORY: A preliminary plat of Joshua Station Addition was approved in 2008. The subject property is referred to as Lot 4, as per the approved preliminary plat and will be platted as such. This property is located within the Joshua Station Overlay District and has been approved by the Planning and Zoning Commission and City Council as a Planned Development.

ZONING: This property is zoned PD, Planned Development District.

ANALYSIS: The proposed development of this property is to allow for a fast-food restaurant with drive-thru service for McDonalds. The proposed building will be 4,500 square feet.

ENGINEERING RELATED ISSUES: All requirements of the Detailed Site Plan which include specific information related to engineering such as drainage and other transportation related issues have been addressed and accepted by the City Engineer.

RECOMMENDATION: Staff recommends approval of the Final Plat with the conditions as follows- a written TxDOT approval of the improvements proposed in the Traffic Impact Analysis (TIA) within TxDOT Row (i.e., replacement of the directional sign on the signal mast arm and pavement marking in the east bound middle lane. A final approval from Johnson County Special Utility District approving construction plans and the 1,500 gpm fire flow requirement.

Financial Information:

N/A

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Final Plat Application

2) Tax Certificates

3) Legal Description

4) Map

5) JCSUD Plat Approval

6) Detailed Site Plan

7) Final Plat

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: Lot 4, Block 1, Joshua Station Addition

Project Address (Location): NWC Stadium Drive & Broadway St, Joshua, Texas 952 S. Broadway

Existing Zoning: Restricted Commercial (C1) Proposed Zoning: PD

Existing Use: Vacant Proposed Use: Restaurant

Existing Comprehensive Plan Designation: _____ Gross Acres: 1.858

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: Joshua Bobos, Ltd. Company: _____

Address: PO Box 25103 Tel: _____ Fax: _____

City: Dallas State: TX ZIP: 75225 Email: billytolson@gmail.com

Property Owner: same Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: Billy Tolson Company: _____

Address: PO Box 25103 Tel: _____ Fax: _____

City: Dallas State: TX ZIP: 75225 Email: billytolson@gmail.com

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

SIGNATURE: Deborah H. Tolson

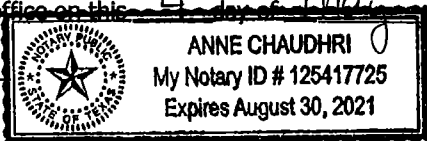
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Deborah H. Tolson

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

Given under my hand and seal of office on this 4 day of May, 2021

Anne Chaudhri
Notary Public



Signature Anne Chaudhri

Date: 5/4/21

For Departmental Use Only

Case No.: FP2021-04

Project Manager: _____

Total Fee(s): 500 -
2500 -
#1399
#1400

Check No: _____

Date Submitted: 5.4.21

Accepted By: [Signature]

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 2008

***** 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.

TAX CERTIFICATE FOR ACCOUNT : 126-0173-03791

AD NUMBER: R000095810

GF NUMBER:

CERTIFICATE NO : 12655855

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 4/20/2021

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 173|TR 26 PT|G CASSELAND

PAGE 1 OF 1

0000000 S BROADWAY

7.8365 ACRES

REQUESTED BY

BILLY TOLSON

PO BOX 25103

DALLAS TX 75225

PROPERTY OWNER

JOSHUA BOBOS LTD

A TEXAS LIMITED PARTNERSHIP

P O BOX 25103

DALLAS TX 752250000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	459,367	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	459,367	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2020	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2020	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2020	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2020	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2020	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2020	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2020 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 4/2021:

\$ 0.00

ISSUED TO:

BILLY TOLSON

ACCOUNT NUMBER:

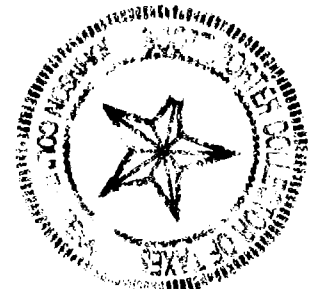
126-0173-03791

CERTIFIED BY:

Christy Williams

JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office



TAX CERTIFICATE FOR ACCOUNT : 126-0173-03770

AD NUMBER: R000005329

GF NUMBER:

CERTIFICATE NO : 12655854

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 4/20/2021

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 173|TR 25|G CASSELAND

PAGE 1 OF 1

0000952 S BROADWAY ST

1.001 ACRES

REQUESTED BY

BILLY TOLSON

PO BOX 25103

DALLAS TX 75225

PROPERTY OWNER

JOSHUA BOBOS LTD

A TEXAS LIMITED PARTNERSHIP

P O BOX 25103

DALLAS TX 752250000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES

LAND MKT VALUE:	122,091	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	122,091	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2020	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2020	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2020	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2020	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2020	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2020	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2020 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 4/2021:

\$ 0.00

ISSUED TO:

BILLY TOLSON

ACCOUNT NUMBER:

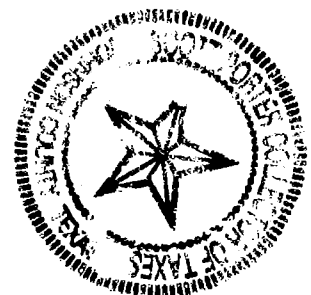
126-0173-03770

CERTIFIED BY:

Christy Williams

JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office



SURVEYED DESCRIPTION

(Written to describe a portion of the parent tract)

Surveyed Description: written to describe a portion of a tract.

FIELD NOTES to that certain tract of land in the George Casseland Survey, Abstract Number 173, in the City of Joshua, Johnson County, Texas, said tract being a portion of the tract described in the deed to Joshua Bobos, LTD., a Texas limited partnership recorded in Volume 4045, Page 55, Deed Records, Johnson County, Texas; the subject tract is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.):

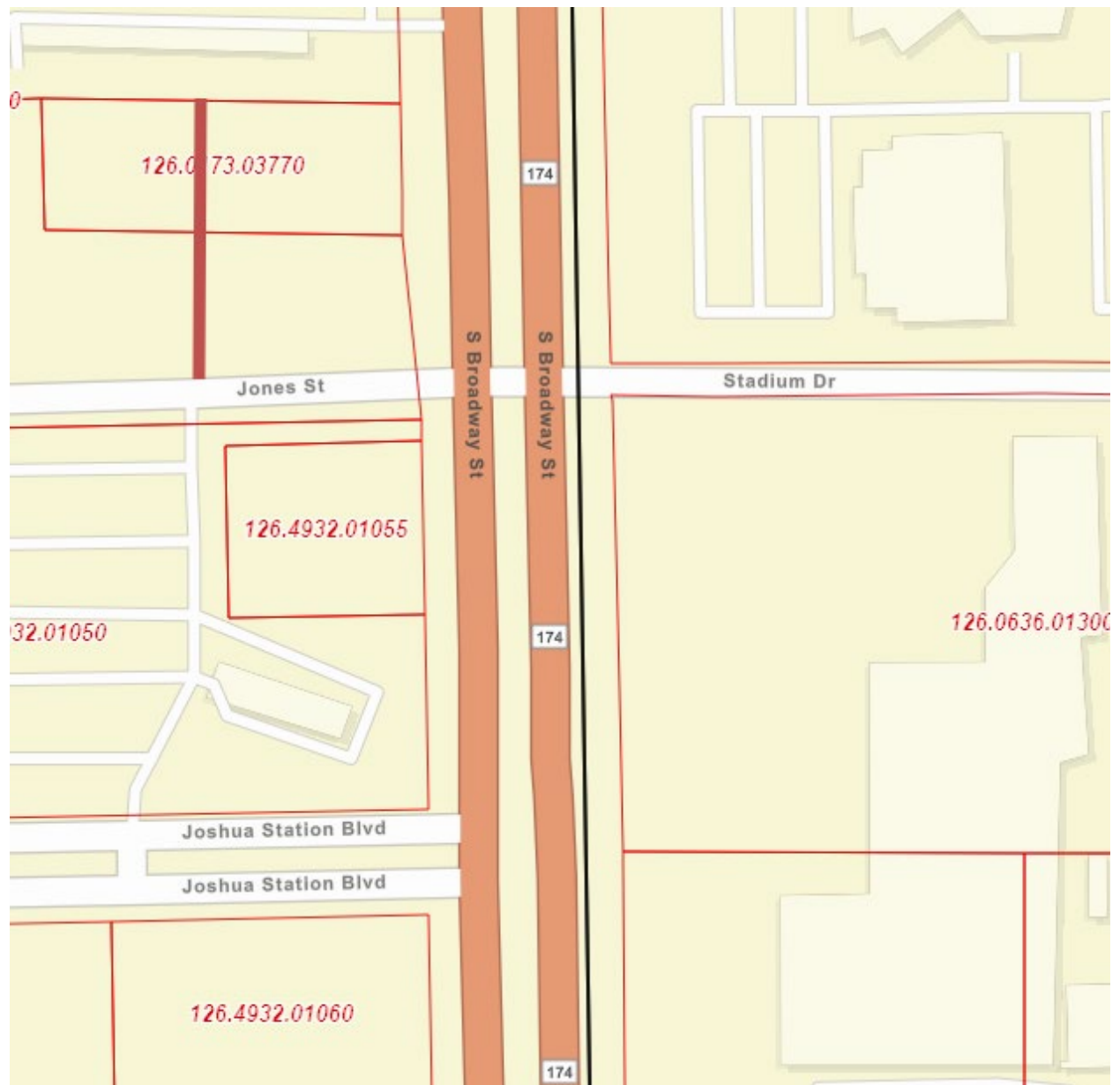
BEGINNING at a 1/2-inch capped rebar stamped "SPRY 5547" found at the northeast property corner of the said Bobos tract, same being a point on the west right-of-way line of State Highway 174, also known as Broadway Street, being a variable width right-of-way;

THENCE SOUTH 01° 45' 05" EAST, with the east property line of the said Bobos tract and with the said right-of-way line, a distance of 295.00 feet to an "X" cut in concrete found at the northeast lot corner of Lot 5A, Joshua Station Addition, an addition in the City of Joshua, Johnson County, Texas, according the plat thereof recorded in Volume 11, Page 861, Plat Records, Johnson County, Texas;

THENCE SOUTH 88° 14' 55" WEST, departing the said property line and the said right-of-way line, with the north lot line of said Lot 5A, a distance of 269.82 feet to a PK nail found in concrete;

THENCE NORTH 01° 45' 05" WEST, departing the said lot line and through the interior of Bobos tract, a distance of 304.94 feet to an "X" cut in concrete on the north property line of the said Bobos tract;

THENCE SOUTH 89° 38' 29" EAST, with the said property line, a distance of 270.00 feet returning to the POINT OF BEGINNING and enclosing 1.858 acres (±80,938 square feet).



Johnson County Special Utility District

"Quality and Service since 1965"

March 12, 2021

Location: Joshua Station Addition

Lot 4 Block 1

Hwy 174 Joshua

To Whom This May Concern:

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

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above. **However**, the developer has not followed JCSUD's development process. A hydraulic analysis has not been completed at this time and we are unable to confirm capacity of domestic or fire flow requirements.

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

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,



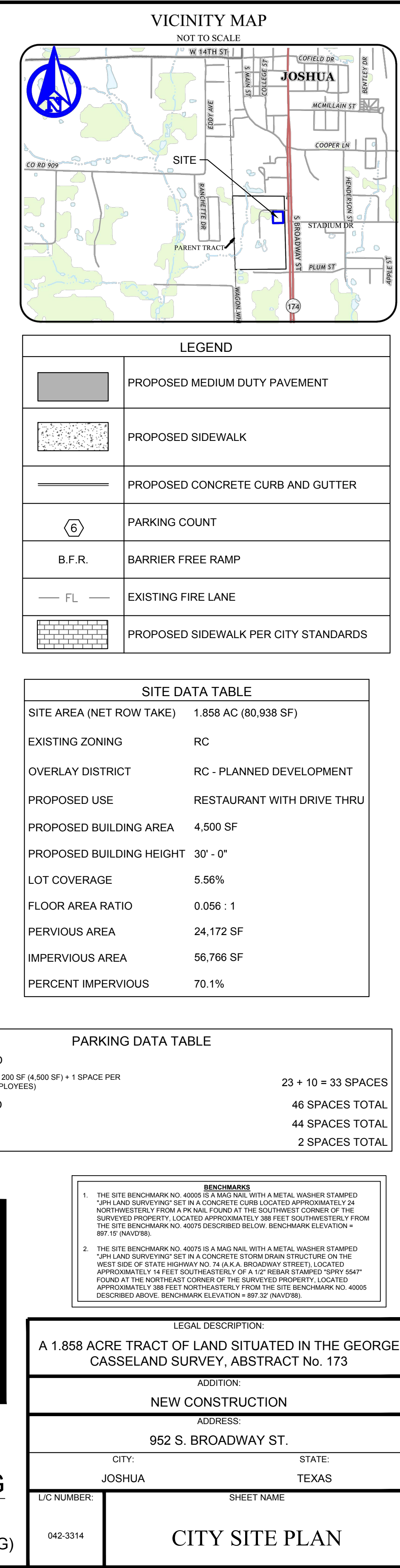
Nan Bise

System Development Assistant

nbise@jcsud.com

(817) 760-5206

Enclosure: Submitted Plat for Approval

[illegible]

WHEREAS Joshua Bobos, LTD., a Texas limited partnership, acting by and through the under signed, its duly authorized agent, is the sole owner of that certain tract of land in the George Casseland Survey, Abstract Number 173, in the City of Joshua, Johnson County, Texas, said tract being a portion of the tract described in the deed to Joshua Bobos, LTD., a Texas limited partnership recorded in Volume 4045, Page 55, Deed Records, Johnson County, Texas; the subject tract is more particularly described as follows:

THENCE SOUTH 01° 45' 05" EAST, with the east property line of the said Bobos tract and with the said right-of-way line, a distance of 295.00 feet to an "X" cut in concrete found at the northeast lot corner of Lot 5A, Joshua Station Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 11, Page 861, Plat Records, Johnson County, Texas;

THENCE NORTH 01° 45' 05" WEST, departing the said lot line and through the interior of Bobos tract, a distance of 304.94 feet to an "X" cut in concrete on the north property line of the said Bobos tract;

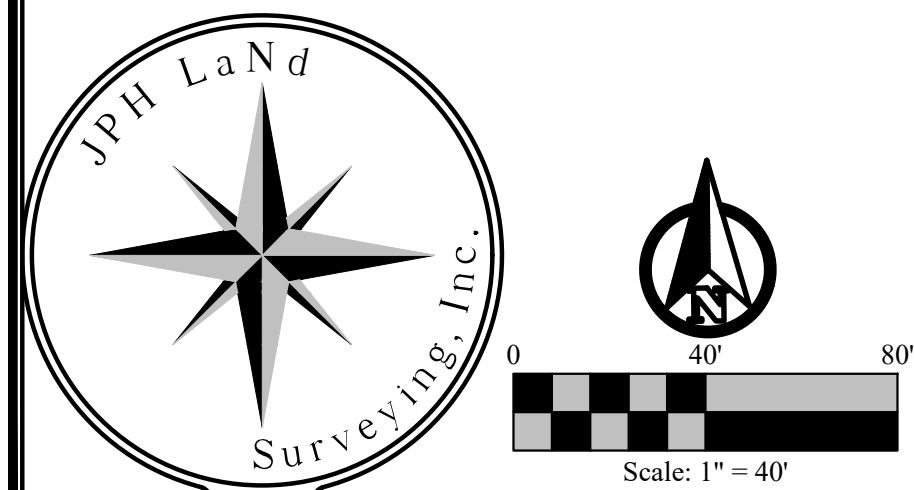
That, Joshua Bobos, LTD., a Texas limited partnership, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Lot 4, Block 1, ***Joshua Station Addition***, an addition in the City of Joshua, Johnson County, Texas, and I (we) do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted

Authorized agent of
Joshua Bobos, LTD., a Texas limited partnership

BEFORE ME, the undersigned notary public, State of _____, on this day personally appeared _____, authorized agent of Joshua Bobos, LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and considerations therein expressed, and in capacity therein stated, and as the act and deed of said partnership.

Notary Public, State of _____
My Commission Expires:

Case Number: FP2021-04



Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set

MNS ○ Mag nail & washer stamped "JPH Land Surveying" set

○ Vertex or common point (not a monument)

Coordinate values, if shown, are US, SyTf/TxCS, '83, NCZ

Bearings are based on grid north (TxCS, '83, NCZ)

"+" ○ "+" cut in Concrete

US.Sy/Fl	United States Survey Feet
TxCS,83,N/CZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.J.C.T.	Plat Records of Johnson County, Texas
O.P.R.J.C.T.	Official Public Records of Johnson County, Texas
D.R.J.C.T.	Deed Records of Johnson County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
R.O.W./A/K.A.	Right of Way/Also Known As

Drafter: SGT
Revision: SGT | 2021-05-18
Revision:
Revision:

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Telephone (817) 431-4971
jewel@jphls.com

OWNER:
Joshua Bobos, LTD., a Texas limited partnership
P.O. Box 25103
Dallas, Texas 75225
Telephone: (512) 731-1865

1. Notice: 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.
2. This survey was performed with the benefit of a title commitment provided by First American Title Insurance Company, GF# 1002-298915-RTT, Commitment # 1002-298915-RTT, effective September 10, 2020, and issued September 23, 2020.
3. This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, map no. 48251C0160J, dated 2012/12/04, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
4. 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
5. 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.
6. The final plat shall contain 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.
7. Approximate survey lines shown hereon are based on the The Texas General Land Office GIS maps.

This is to certify that I, Jewel Chadd, 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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
DATE: TBD

I hereby certify that the above and foregoing plat of Lot 4, Block 1, ***Joshua Station Addition***, an addition in the City of Joshua, Texas, was approved by the Planning and 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

Chairman, Planning & Zoning Commission

ATTEST:

City Secretary

[illegible]

FINAL PLAT
LOT 4, BLOCK 1
JOSHUA STATION ADDITION

BEING A 1.858 ACRES ADDITION
SITUATED IN THE
GEORGE CASSELAND SURVEY, ABSTRACT NO. 173
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

PREPARED: DECEMBER 2020
REVISED: MAY 2021