



AGENDA
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.

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 day of the meeting and provide your name, address, and question. Your question will be read by the City Secretary 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 May 03, 2021 meeting.

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

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.

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

- Owner's Rebuttal

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- L. 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 4th day of June 2021 by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
May 3, 2021
6:30 PM**

The Planning & Zoning Commission will hold a regular meeting on May 3, 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/81369957504?pwd=Yk40aGFsWXc4N1JVUy9WbFBQbFdJZz09>

Meeting ID: 813 6995 7504 Passcode: 552139 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, Richard Connally, Place 4; Bryan Sears, Place 6, Billy Jenkins, Place 7

Planning & Zoning Commission Members Absent: NA

City Staff Present: Aaron Maldonado, Development Services Director; Nora Fussner, City Planner; 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 April 05, 2021 meeting.

Commissioner Connally moved to approve the meeting minutes of April 05, 2021. Commissioner Jenkins seconded the motion. The motion passed unanimously.

D. Public hearing on a request for a zoning change 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. to

change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan located in the Heritage Preservation Overlay District for the development of a retail building.

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

Commissioner Gibson opened the public hearing at 6:31 pm.

Staff Presentation

Development Services Director Maldonado read the following statement:

The property was originally platted as the Original Town of Joshua. It is located within the Heritage Preservation Overlay District and as properties develop, they need to have a Planned Development designation to meet the design requirements of that district.

This property is zoned C-1, Restricted Commercial

The proposed development of this property is to allow for a retail building with multiple spaces. The proposed building will be 5,090 square feet.

This development will be required to submit engineered construction plans and will also be required to replat, the City has agreed that these matters may be part of the construction and platting review process.

Owner's Presentation

Robbie Rumfield stated that this development will be for retail and no restaurant.

Those in Favor

NA

Those Against

NA

Owner's Rebuttal

NA

After no more comments, Commissioner Gibson closed the public hearing at 6:34 pm.

- E. Discuss, consider, and possible action on making a recommendation to the City Council on a request for a zoning change 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. to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan located in the Heritage Preservation Overlay District for the development of a retail building.

Commissioner Sears moved to approve a request for a zoning change 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. to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan located in the Heritage Preservation Overlay District for the development of a retail building. Commissioner Mauldin seconded the motion. The motion passed unanimously.

- F. Public hearing regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.

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

Commissioner Gibson opened the public hearing at 6:35 pm.

Staff Presentation

Development Services Director Maldonado read the following statement:

The approximate 46-acre tract of land has never been platted and has been zoned and used for agriculture with a single-family residence located on the property.

This property is zoned A – Agricultural District

Three open spaces to be served by the standard curb and gutter residential streets. A Homeowners Association will maintain the open spaces as well as the entry signs.

The applicant is requesting a Planned Development District and is meeting most of the requirements of the R-1 zoning district except for the lot width and lot size as detailed in the "Zoning Requirement Comparison Table" shown in their proposal.

This proposal was first denied by the Planning and Zoning Commission on April 5, 2021, by a vote of 6-1. The applicant withdrew his application and revised his proposal according to the concerns of the Planning and Zoning Commission and the citizen comments. The applicant reapplied and went before the Planning and Zoning Commission on May 3, 2021, and was denied by a vote of 5-2. Since then, the applicant has updated his Planned Development proposal and has added a document showing the increases to the R-1 zoning regulations. These increases will drastically increase the look and the value of the homes built within this subdivision.

The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation-related issues. Because this property requires to be final platted, the City has agreed that these matters may be part of the preliminary and final platting review process.

This request appears to meet the minimum requirements as outlined in the Subdivision Ordinance except for the lot width and the lot size as stated above.

Owner's Presentation

Courtney Coats stated the following:

- Not a lot of difference between the 1st proposal
- Plenty of capacity for water and electricity
- Complies with city's future land use plan
- The changes reduce the lots by 10
- The minimum lot size is 9,000 and 2/3 of lots are 9500 or larger

Those in favor:

Gerald Miller, 8400 CR1016a – Mr. Miller stated that he is the current owner of the property and is in favor of development because it will be beneficial to the city. In addition, he stated that we are all about growth and families.

Those Against:

Mary Steed, 1304 CR 909 – Ms. Steed stated that just last month, the project was denied. She stated that she has the same concerns as last month. In addition, she stated that the new proposal is very dense.

Owner's Rebuttal:

Mr. Courtney Coats stated that the understands the concerns, but the future land use was designed for this type of development.

After no more comments, Commissioner Gibson closed the public hearing at 6:50 pm.

- G. Discuss, consider, and possible action on making a recommendation to the City Council regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.

Commissioner Sears moved to deny a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision. Commissioner Jenkins seconded the motion. The motion passed. Commissioner Gibson and Commissioner Connally voted against.

- H. Discuss, consider, and possible action on approving the Final Plat of Lot 9, Block 1, Joshua Station Addition being a 1.1529-acre tract of land situated in the George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas and located on the northwest corner of Plum St. and S. Broadway (SH 174).

Commissioner Connally moved to approve the Final Plat of Lot 9, Block 1, Joshua Station Addition being a 1.1529-acre tract of land situated in the George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas and located on the northwest corner of Plum St. and S. Broadway (SH 174). Commissioner Mauldin seconded the motion. The motion passed unanimously.

I. Adjourn.

Commissioner Gibson adjourned the meeting at 7:03 p.m.

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: June 07, 2021



Planning & Zoning Commission Agenda June 7, 2021

Agenda Item:

Work Session

Agenda Description:

Discuss the Planned Development process in regards to subdivisions with the most recent case being Joshua Highlands.

City Contact:

Mike Peacock, City Manager



Planning & Zoning Commission Agenda June 7, 2021

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

Agenda Description:

Conduct a public hearing and consider making a recommendation to the City Council for a rezone regarding 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.

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

Background Information:

HISTORY: 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.

ZONING: This property is zoned C-1, Restricted Commercial

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

ENGINEERING RELATED ISSUES: This development will be required to submit engineered construction plans and will also be required to replat, the City has agreed that these matters may be part of the construction and 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 200ft. as required by law.

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Rezone Application
- 2) Request Letter
- 3) Legal Description
- 4) Maps

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: BENNY BRANSON

Project Address (Location): 402 CONVEYOR DR

Existing Zoning: C-1 Proposed Zoning: R-2

Existing Use: residential Proposed Use: duplex

Existing Comprehensive Plan Designation: _____ Gross Acres: 3/4

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: BENNY BRANSON Company: _____

Address: 7909 CR 804 Tel: 817-929-9926 Fax: _____

City: Burleson State: TX ZIP: 76028 Email: _____

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)

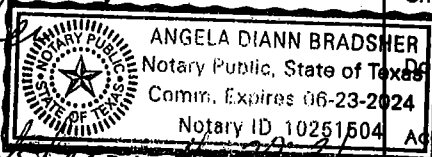
SIGNATURE: Benny Branson
(Letter of authorization required if signature is other than property owner)

Print or Type Name: BENNY BRANSON

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 30 day of April 2021

Notary Public

Signature: Angela Diann Bradsher Date: 4-20-21



For Departmental Use Only

Case No.: 22-2021-06

Project Manager: NF

Total Fee(s): \$500-

Check No.: 1003

Date Submitted: _____

Accepted By: gm

Date of Complete Application: _____

April 20, 2021

To whom it may concern,

My request to rezone the property located at 402 Conveyor Drive is to make two lots and build a duplex to match the surrounding development.

Sincerely,

Benny Bransom

A handwritten signature in black ink that reads "Benny Bransom". The signature is written in a cursive style with a large, prominent "B" and a long, sweeping underline.

Being a 0.593 acre tract of land out of the J. H. COOPER SURVEY, ABSTRACT NO. 145, in Johnson County, Texas and being a portion of Lot 1, Block 1, Easthill Addition, an Addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 426, Page 643, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron pin found in the south line of Conveyor Drive (Farm to Market Highway No. 917) and in the north line of said Lot 1, said pin being South 89 degrees, 15 minutes, 19 seconds West, 50.00 feet from the northeast corner of said Lot 1 and at the northwest corner of Honey Bee Drive;

THENCE along the westerly line of said Honey Bee Drive;
Southerly along a curve to the right having a radius of 188.85 feet, an arc distance of 93.52 feet to a 1/2 inch iron pin found at the end of said curve and the beginning of a curve to the left having a radius of 279.18 feet, southerly along said curve to the left, an arc distance of 107.17 feet to a 1/2 inch found at the end of said curve, and South 03 degrees, 14 minutes, 05 seconds East, a distance of 19.58 feet to a 3/8 inch iron pin found for corner at the northeast corner of Lot 1, Block 1, Royal Addition, Phase II, an addition to the City of Joshua according to the plat recorded in Volume 8, Page 545, Plat Records, Johnson County, Texas;

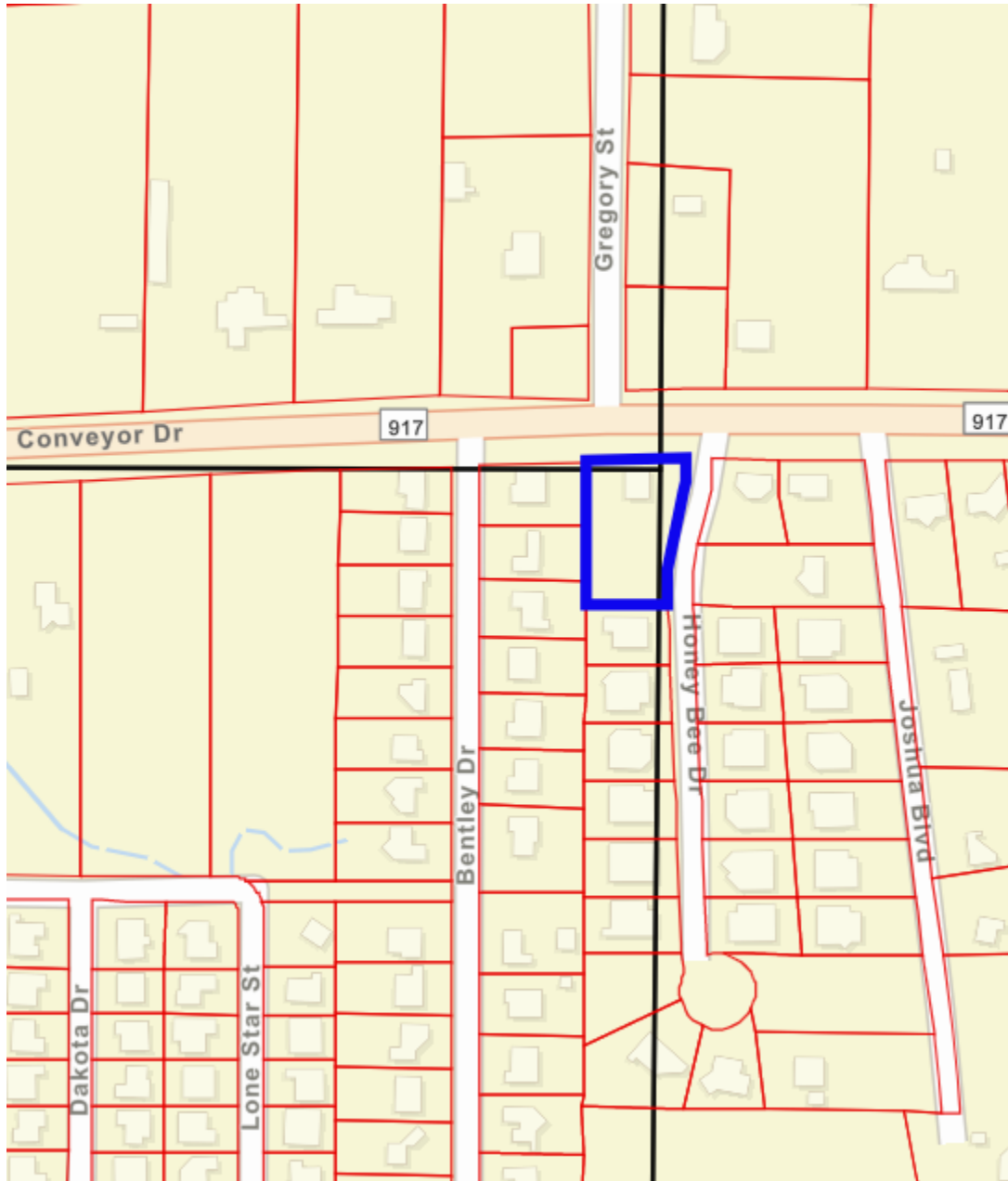
THENCE North 89 degrees, 35 minutes, 15 seconds West, along the north line of said Lot 1, a distance of 107.61 feet to a 5/8 inch iron pin found for corner at the northwest corner of said Lot 1 and in the east line of Block 4, Bentley Addition to the City of Joshua according to the plat recorded in Volume 8, Page 44, Plat Records, Johnson County, Texas;

THENCE North 00 degrees, 59 minutes 42 seconds West, along the east line of said Lot 1, a distance of 274.39 feet to a 1/2 inch iron pin found for corner at the northeast corner of said Lot 1 and in the south line of said Conveyor Drive;

THENCE North 89 degrees, 15 minutes, 19 seconds East, along the south line of said Conveyor Drive, a distance of 132.01 feet to the POINT OF BEGINNING and containing 0.593 acres of land.



Vicinity Map





Aerial Map



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: 100N Main St.
 Project Address (Location): 100 N. Main St. Joshua, Tx 76058
 Existing Zoning: C1 - HPD Proposed Zoning: C1 - HPD
 Existing Use: Vacant lot Proposed Use: Retail
 Existing Comprehensive Plan Designation: N/A Gross 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: Rumfield Properties, Inc Company: Rumfield Properties, Inc.
 Address: PO Box 1687 Tel: 817-447-1081 Fax: 817-447-4194
 City: Burleson State: Tx ZIP: 76097 Email: dusty@rumfields.com
 Property Owner: Rumfield Properties, Inc Company: Rumfield Properties, Inc.
 Address: PO Box 1687 Tel: 817-447-1081 Fax: 817-447-4194
 City: Burleson State: Tx ZIP: 76097 Email: robbie@rumfields.com
 Key Contact: Robbie Rumfield Company: Rumfield Properties, Inc.
 Address: PO Box 1687 Tel: 817-447-1081 Fax: 817-447-4194
 City: Burleson State: Tx ZIP: 76097 Email: robbie@rumfields.com

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

SIGNATURE: _____

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

Print or Type Name: _____

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 3 day of March 2021

Notary Public

Signature: _____



For Departmental Use Only

Case No.: RP2021-04

Project Manager: _____

Total Fee(s): 510 ~

Check No.: 4223

Date Submitted: 3-5-21

Accepted By: JMM

Date of Complete Application: _____

City of Joshua Re-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 & Notarized
- * ☒ Application Fee & Consultant Deposit —
- * ☒ Certified Tax Certificates from Tax Assessor showing no taxes owed for each parcel on the plat document —
- pdf ☒ (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
- ☒ Proof of Zoning & Approved Use
- ☒ 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

*** 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") = one hundred feet (100'). 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" iron rod found for corner at the intersection of the east line of North Main Street with the north line of E. 12th Street, being the southwest corner of said Rumfield tract and the southwest corner of Lot 10, Block 5, Town of Joshua, an addition to the Town of Joshua according to the plat recorded in Volume 24, Page 46, Deed Records, Johnson County, Texas;

Thence North 02°31'43" West with the east line of said North Main Street and the west line of said Block 5 a distance of 58.00 feet to a 1/2" iron rod found for corner the east line of said North Main Street and the west line of said Block 5, being the northwest corner of said Rumfield tract;

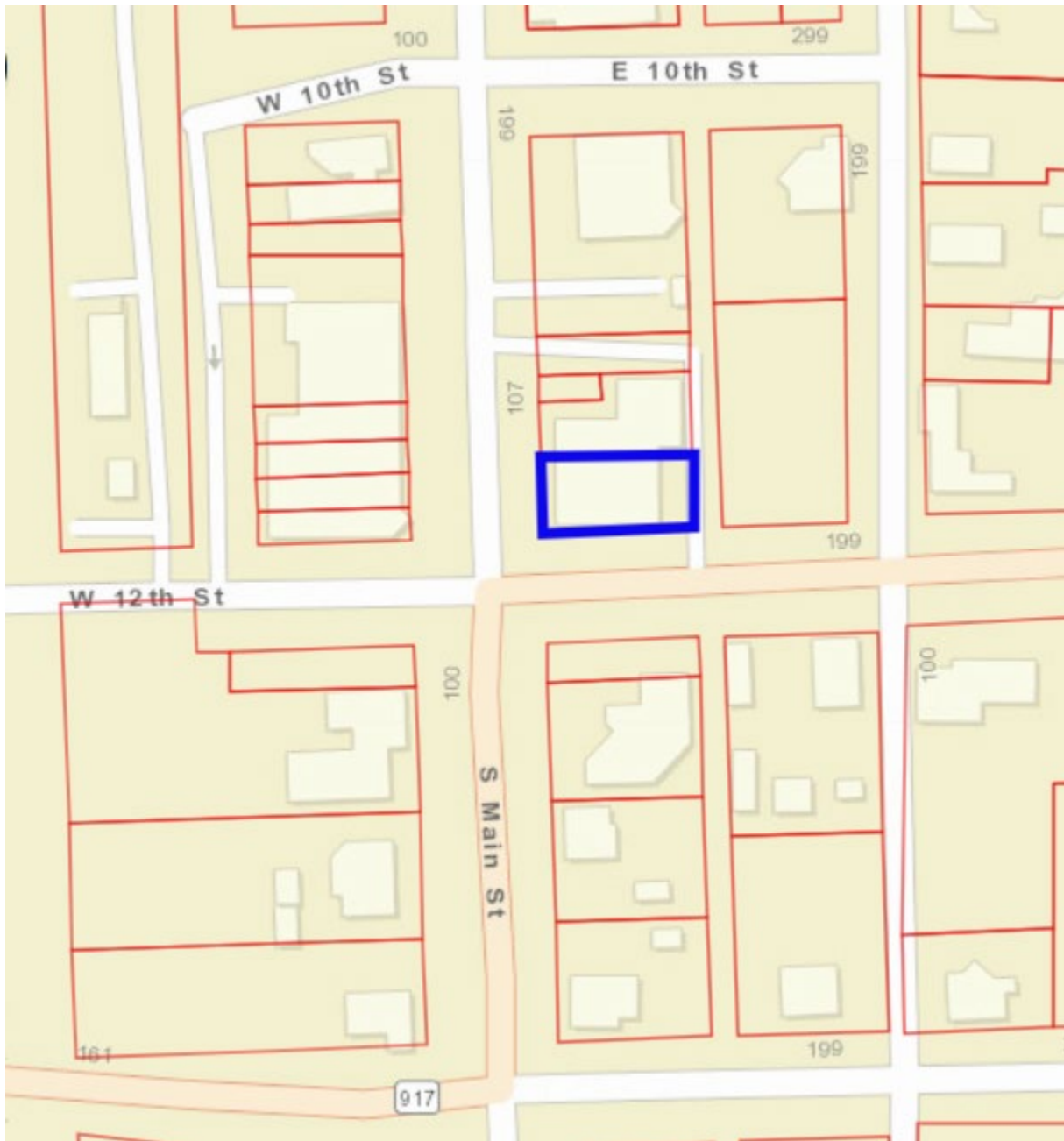
Thence North 87°28'17" East with the north line of said Rumfield tract a distance of 115.00 feet to a 1/2" iron rod found for corner in the west line of a 20' alley, being the northeast corner of said Rumfield tract;

Thence South 02°31'43" East with the west line of 20' alley and the east line of said Rumfield tract a distance of 58.00 feet to a 1/2" iron rod found at the intersection of the north line of said E. 12th Street with the west line of said 20' alley, being the southeast corner of said Rumfield tract and in the south line of said Block 5;

Thence South 87°28'17" West with the south line of said Rumfield tract and said Block 5 and the north line of said E. 12th Street a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.16 acres of land, more or less, as surveyed on the ground in February, 2021 by Texas Surveyors.



Vicinity Map





Aerial Map



Johnson County Special Utility District

"Quality and Service since 1965"

March 12, 2021

Location: Original Town of Joshua

Lot 10-R, Block 5

Main St & 12th St

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. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,



Nan Bise

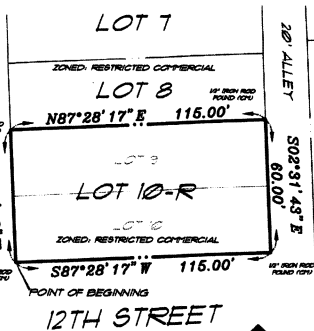
System Development Assistant

nbise@jcsud.com

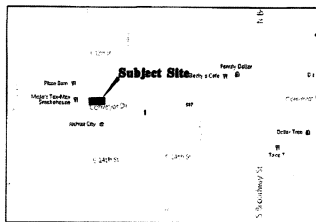
(817) 760-5206

Enclosure: Submitted Plat for Approval

NORTH MAIN STREET



BLOCK 5
LOT 12-R-2

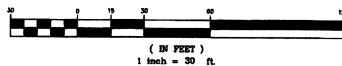


Vicinity Map
(Subject Site N.T.S.)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CONTROLLING MONUMENT

GRAPHIC SCALE



Recommended for Final Approval:
City of Joshua, Johnson County, Texas

I hereby certify that the above and foregoing plat of Lot 10-R, Block 5, Original Town of Joshua, an addition to the City of Joshua, Texas, was approved Administratively by 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 requirements of the subdivision regulations of the City of Joshua.

Witness our hands, this _____ day of _____, 2021.

City Administrator

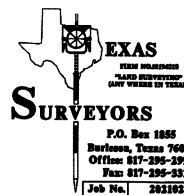
Attest:

City Secretary

OWNER:
Rumfield Properties
Robbie Rumfield
PO Box 1687
Burleson, Texas 76097
Phone (817)-475-9920
Email: robbie@rumfields.com

Surveyor:
Dorrie Tucker
Burleson, Texas 76028
Cell (817)-339-9347
tucker@dsurveyors.com

THIS PLAT RECORDED IN
INSTRUMENT NO. _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____



P.O. Box 1655
Burleson, Texas 76097
Office: 817-295-2999
Fax: 817-295-2311
Job No. 261162945

Prepared: February - 2021

Owners Certificate

Whereas Rumfield Properties Inc., is the owner of a tract or parcel of land situated in the City of Joshua, Johnson County, Texas, being the same tract conveyed to Rumfield Properties Inc., by deed recorded under County Clerk's File No. 2020-28077, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner at the intersection of the east line of North Main Street with the north line of 12th Street, being the southwest corner of said Rumfield tract and the southwest corner of Lot 10, Block 5, Town of Joshua, an addition to the Town of Joshua according to the plat recorded in Volume 24, Page 44, Deed Records, Johnson County, Texas;

Thence North 02°31'43" West with the east line of said North Main Street and the west line of said Block 5 a distance of 60.00 feet to a 1/2" iron rod found for corner the east line of said North Main Street and the west line of said Block 5, being the northwest corner of said Rumfield tract;

Thence North 87°28'17" East with the north line of said Rumfield tract a distance of 115.00 feet to a 1/2" iron rod found for corner in the west line of a 20' alley, being the northwest corner of said Rumfield tract;

Thence South 02°31'43" East with the west line of 20' alley and the east line of said Rumfield tract a distance of 60.00 feet to a 1/2" iron rod found at the intersection of the north line of said 12th Street with the west line of said 20' alley, being the southeast corner of said Rumfield tract and in the south line of said Block 5;

Thence South 87°28'17" West with the south line of said Rumfield tract and said Block 5 and the north line of said 12th Street a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.16 acre of land, more or less, as surveyed on the ground in February, 2021 by Texas Surveyors.

Now Therefore, Know All Men By These Presents:

That, Robbie Rumfield by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Lot 10-R, Block 5, Original Town of Joshua, an addition to the City of Joshua, Johnson County, Texas, and I do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

I further acknowledge that the dedication and/or easements made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. There are no liens against the property.

WITNESS my (our) hand(s) at Joshua, Johnson County, Texas this the _____ day of _____, 2021.

Robbie Rumfield - Owner

STATE OF TEXAS

COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared Robbie Rumfield known to me to be the person whose name subscribed to the above and foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration expressed and in the capacity therein stated and as the act and deed of said corporation.

Given upon my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

This is to certify that I, Dorrie L. Tucker, 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.

Dorrie L. Tucker, RPLS No. 9144
Dated: February 6, 2021



Replat
Lot 10-R, Block 5

Original Town of Joshua

Being the 0.016 acre tract as conveyed to
Rumfield Properties Inc., as recorded
CC File No. 2020-28077, D.R.J.C.T.
City of Joshua, Johnson County, Texas

W. W. BYERS SURVEY
ABSTRACT NO.29

ZONED: RESTRICTED COMMERCIAL

LOT 7

TRACT CONVEYED
TO A. HULLOBY
V.4316, P.683, D.R.U.C.T.

LOT 8

1/2" IRON ROD
FOUND (CIV)

N87°28'17"E 115.00'

LOT 9

N6,832,804,1612
E2,367,946,2016

LOT 10-R

ZONED: RESTRICTED COMMERCIAL

POINT OF BEGINNING
N6,832,744,2197
E2,367,948,8487

1/2" IRON ROD
FOUND (CIV)

S87°28'17"W 115.00'

80' R.O.W.

E. 12TH STREET

EXISTING
CENTERLINE

EXISTING
CENTERLINE

EXISTING
CENTERLINE

LOT 1

TRACT CONVEYED
TO CITY OF JOSHUA
V.2333, P.38, D.R.U.C.T.

BLOCK 6

LOT 11

TRACT CONVEYED
TO AYC INVESTMENTS,LLC,
CC FILE NO.2019-21799, D.R.U.C.T.

LOT 12-R-1

TRACT CONVEYED
TO CITY OF JOSHUA
CC FILE NO.2013-28715, D.R.U.C.T.

BLOCK 5

LOT 12-R-2

ZONED: RESTRICTED COMMERCIAL

S02°31'43"E

58.00'

58.00'

58.00'

58.00'

58.00'

58.00'

58.00'

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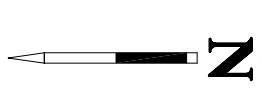
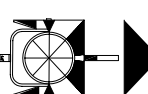
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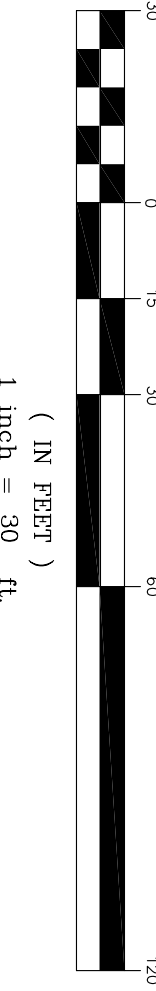


Vicinity Map
(Subject Site N.T.S.)

LEGEND

----- PROPERTY LINE
----- EASEMENT LINE
----- (CM)
----- CONTROLLING MONUMENT

GRAPHIC SCALE



Recommended for Final Approval:

City of Joshua, Johnson County, Texas

I hereby certify that the above and foregoing plat of Lot 10-R, Block 5, Original Town of Joshua, an addition to the City of Joshua, Texas, was approved by the Planning 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 requirements of the subdivision regulations of the City of Joshua.

Witness our hands, this ____ day of ____, 2021."

City Secretary

Approved:

Chairman
Planning & Zoning Commission

Attest:

City Secretary

Date

OWNER:
Runfield Properties

Robbie Runfield

PO Box 1687

Burleson, Texas 76097

Phone: (817)-475-9920

Email: robbierunfields.com

Surveyor:

Donnie Tucker

Burleson, Texas 76028

Cell: (817)-239-3947)

tuckerdt@surreyos.com

RP2021-04

Owners Certificate

Whereas Runfield Properties Inc., is the owner of a tract or parcel of land situated in the W. W. Byers Survey, Abstract No.29, City of Joshua, Johnson County, Texas, being the same tract conveyed to Runfield Properties Inc., by deed recorded under County Clerks File No.2020-28077, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner at the intersection of the east line of North Main Street with the north line of E. 12th Street, being the southwest corner of said Runfield tract and the southwest corner of Lot 10, Block 5, Town of Joshua, an addition to the Town of Joshua according to the plat recorded in Volume 24, Page 46, Deed Records, Johnson County, Texas;
Thence North 02°31'43" West with the east line of said North Main Street and the west line of said Block 5 a distance of 58.00 feet to a 1/2" iron rod found for corner the east line of said North Main Street and the west line of said Block 5, being the northwest corner of said Runfield tract;
Thence North 87°28'17" East with the north line of said Runfield tract a distance of 115.00 feet to a 1/2" iron rod found for corner the east line of said North Main Street and the west line of said Block 5, being the northeast corner of said Runfield tract;
Thence South 02°31'43" East with the west line of 20' alley and the east line of said Runfield tract a distance of 58.00 feet to a 1/2" iron rod found at the intersection of the north line of said E. 12th Street with the west line of said 20' alley, being the southeast corner of said Runfield tract and in the south line of said Block 5;
Thence South 87°28'17" West with the south line of said Runfield tract and said Block 5 and the north line of said E. 12th Street a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.16 acres of land, more or less, as surveyed on the ground in February, 2021 by Texas Surveyors.

Now Therefore, Know All Men By These Presents:

STATE OF TEXAS
COUNTY OF JOHNSON

We Runfield Properties the undersigned owners of the land shown on this plat, and designated herein as Lot 10-R, Block 5, Original Town of Joshua, 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 Lot 10-R, Block 5, Original Town of Joshua 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.

There are no liens against the property.

Owner: Robbie Runfield - Partner

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared Robbie Runfield, 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.

Given upon my hand and seal of office this ____ day of ____, 20__.

Notary Public in and for the State of Texas

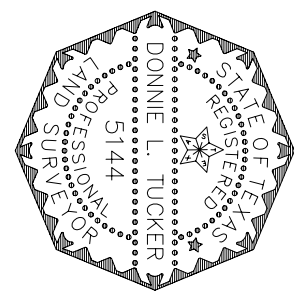
My Commission Expires:

SURVEYOR'S CERTIFICATE

This is to certify that I, Donnie L. Tucker, 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.

Donnie L. Tucker, RPLS No. 5144

Dated: February 6, 2021



Replat
Lot 10-R, Block 5

Original Town of Joshua

Being the 0.016 acre tract as conveyed to
Runfield Properties Inc., as recorded
CC File No.2020-28077, D.R.J.C.T.

W. W. Byers Survey, Abstract No.29
City of Joshua, Johnson County, Texas

Prepared: February - 2021

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No.4825(C060), effective date December 4, 2012, this property is located in Zone 'X'.

(Areas determined to be outside the 0.2% chance floodplain).

General Notes

NOTE: BEARINGS BASED PER NAD-83 NORTH CENTRAL ZONE.

NOTE: THIS PROPERTY IS ZONED RESTRICTED COMMERCIAL.

NOTE: SETBACK REQUIRED WILL BE PER ZONING.

NOTE: BUILDING HEIGHT WILL BE PER ZONING.

NOTE: ELECTRIC IS PROVIDED - ONCOR

NOTE: WATER IS PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.

NOTE: NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN A DRAINAGE EASEMENT.

NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS WITHIN ANY DRAINAGE EASEMENTS IS PROHIBITED.

NOTE: ANY EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

NOTE: THE DEVELOPER WILL COMPLY WITH THE CITY REQUIREMENTS IN THE PROPOSED SUBDIVISION AND ALL SUCH PROPOSALS SHALL CONFORM TO OR EXCEED THE STANDARDS FOR SUCH IMPROVEMENTS PRESCRIBED BY THE CITY.

NOTE: "A waiver of claim for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision."

NOTE: "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."

NOTE: "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 covenants 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."

NOTE: "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."



Planning & Zoning Commission Agenda June 7, 2021

Agenda Item: Final Plat (Action Item)

Agenda Description:

Consider the 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.

Background Information:

HISTORY: This property has been preliminary platted and platted in several phases with the Planned Development being approved in 2008. This is the final phase of the Cooper Valley subdivision.

ZONING: This property is zoned PD, Planned Development District

ANALYSIS: This development was granted a gas well waiver from City Council on May 20, 2021 to reduce the minimum setback to 500 feet from the existing well on the property to the east. This development will allow for the construction of 69 single family homes along with a detention pond.

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

TRANSPORTATION: Rights-of-Way dedication will be dedicated with this plat approval.

RECOMMENDATION: This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance and meets the approved Planned Development for this subdivision therefore we recommend approval.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Final Plat Application
- 2) Legal Description
- 3) Maps
- 4) JCSUD Approval Letter

5) Final Plat

FP 2020-03

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: COOPER VALLEY, PHASE 5Project Address (Location): DUE EAST OF AND ADJACENT TO J.I.S.D. STADIUMExisting Zoning: PD Proposed Zoning: NO CHANGEExisting Use: VACANT LAND Proposed Use: RESIDENTIALExisting Comprehensive Plan Designation: R1 Gross Acres: 17.8290

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.

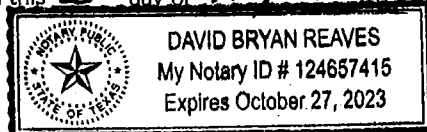
APPLICANT INFORMATION

Applicant: DAVID REAVES Company: GRANT ENGINEERING INC.Address: 3244 HEMPHILL Tel: 817-923-3131 Fax: -City: Ft. Worth State: TX ZIP: 76110 Email: jagrant3@dal.comProperty Owner: Dan Thomas Company: Cross Timbers Real EstateAddress: 6654 Laurel Valley Dr Tel: 817-294-3834 Fax: -City: Ft. Worth State: TX ZIP: 76132 Email: dan@danthomashomes.comKey Contact: David Reaves Company: Grant Engineering, Inc.Address: 3244 Hemphill St. Tel: 817-923-3131 Fax: -City: Ft. Worth State: TX ZIP: 76110 Email: jagrant3@dal.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: DAN THOMAS

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

Given under my hand and seal of office on this 22nd day of May, 2020David Bryan Reaves
Notary Public 124657415Signature: [Signature] Date: 5-22-2020

For Departmental Use Only

Case No.: FP2020-03

Project Manager: _____

Total Fee(s): 3350 -Check No: 2177Date Submitted: 7-7-2020Accepted By: [Signature]

Date of Complete Application _____

Legal Description:

BEGINNING AT A FOUND 1/2" STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 10X, AND IN THE WEST LINE OF THAT TRACT CONVEYED TO CLIFFORD WAYNE SHIPLEY ET AL, BY WARRANTY DEED RECORDED IN VOLUME 2018, PAGE 420 OF SAID DEED RECORDS;

THENCE SOUTH 00°29'49" EAST ALONG THE WEST LINE OF SAID SHIPLEY TRACT AND THE EAST LINE OF SAID LOT 10X, AT 3.77 FEET PASSING THE SOUTHEAST CORNER THEREOF, AND CONTINUING ALONG THE WEST LINE OF SAID SHIPLEY TRACT AND THE EAST LINE OF SAID CROSS TIMBERS TRACT, IN ALL 1,146.00 FEET TO A POINT IN THE CENTERLINE OF STADIUM DRIVE;

THENCE SOUTH 89°25'13" WEST ALONG THE SOUTH LINE OF SAID CROSS TIMBERS TRACT AND THE CENTERLINE OF SAID STADIUM DRIVE, 584.96 FEET TO THE SOUTHEAST CORNER OF THAT 1.0431 ACRE TRACT CONVEYED TO THE JOSHUA INDEPENDENT SCHOOL DISTRICT (JISD) BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 4524, PAGE 326, OF SAID DEED RECORDS;

THENCE NORTH 00°27'08" WEST ALONG THE EAST LINE OF SAID JISD TRACT, 699.08 FEET TO A SET 1/2" STEEL ROD AT THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89°31'38" WEST ALONG THE NORTH LINE OF SAID JISD TRACT, AT 65.00 FEET PASSING THE NORTHWEST CORNER THEREOF AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF HENDERSON STREET, A 50 FEET WIDE PUBLIC STREET AND THE SOUTH LINE OF SAID CROSS TIMBERS TRACT, IN ALL 484.12 FEET TO SET 1/2" STEEL ROD AT THE WESTERLY SOUTHWEST CORNER OF SAID CROSS TIMBERS TRACT AND THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO JIMMY ROSS SHIPLEY BY DEED RECORDED IN VOLUME 704, PAGE 574 OF SAID DEED RECORDS;

THENCE NORTH 00°28'48" WEST ALONG THE WEST LINE OF SAID CROSS TIMBERS TRACT AND THE EAST LINE OF SAID SHIPLEY TRACT, AND THE EAST LINE OF THAT TRACT CONVEYED TO FREDDIE DUKE AND WIFE, CHERYL DUKE BY WARRANTY DEED RECORDED IN VOLUME 1242, PAGE 192, OF SAID DEED RECORDS, 280.87 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 8, COOPER VALLEY, PHASE 3A, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 613, DRAWER E, OF SAID PLAT RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID COOPER VALLEY, PHASE 3-A THE FOLLOWING SEVEN CALLS:

NORTH 89°53'29" EAST, 367.70 FEET TO A FOUND 1/2" STEEL ROD;
NORTH 84°03'21" EAST, 130.68 FEET TO A FOUND 1/2" STEEL ROD;
NORTH 00°06'31" WEST, 33.95 FEET TO A FOUND 1/2" STEEL ROD;
NORTH 81°43'55" EAST, 166.87 FEET TO A SET 1/2" STEEL ROD IN THE EAST RIGHT-OF-WAY LINE OF ALEXANDRIA LANE, A 50 FEET WIDE PUBLIC STREET, AND IN A CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 76°34'09" WEST, 625.00 FEET;
ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ALEXANDRIA LANE AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°56'09", AN ARC LENGTH OF 21.12 FEET (LONG CHORD BEARS NORTH 14°23'56" WEST, 21.11 FEET) TO A SET 1/2" STEEL ROD AT THE END OF THIS CURVE;
NORTH 15°22'00" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ALEXANDRIA LANE, 2.20 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 11 OF SAID COOPER VALLEY, PHASE 3A;
NORTH 89°30'11" EAST, 120.36 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 11;

THENCE NORTH 15°22'00" WEST ALONG THE EAST LINE OF SAID LOT 28, BLOCK 11, AT 47.88 FEET PASSING THE SOUTH LINE OF SAID LOT 1X, BLOCK 13, AND CONTINUING IN ALL, 79.38 FEET TO A FOUND 1/2" STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 11, AND IN THE SOUTH RIGHT-OF-WAY LINE OF LIGHTHOUSE COURT, A 50 FEET WIDE PUBLIC STREET;

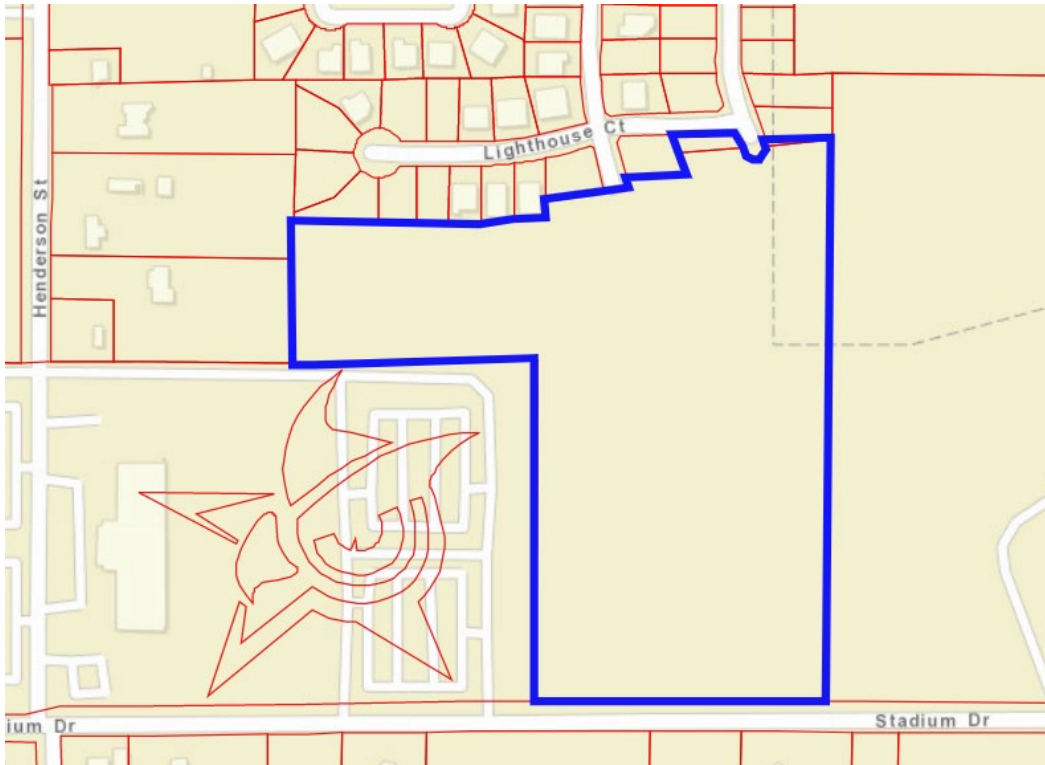
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIGHTHOUSE COURT AND THE SOUTH TERMINUS OF THE RIGHT-OF-WAY OF WATERFORD WAY, A 50 FEET WIDE PUBLIC STREET, THE FOLLOWING SEVEN CALLS:

NORTH 89°59'53" EAST, 33.75 FEET TO A SET 1/2" STEEL ROD AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS NORTH 00°00'07" WEST, 325.00 FEET;
ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°23'09", AN ARC LENGTH OF 75.93 FEET (LONG CHORD: NORTH 83°18'18" EAST, 75.76 FEET) TO A SET 1/2" STEEL ROD AT THE END OF THIS CURVE;
SOUTH 62°49'05" EAST, 14.99 FEET TO A SET 1/2" STEEL ROD;
SOUTH 21°22'00" EAST, 21.67 FEET TO A SET 1/2" STEEL ROD;
NORTH 84°17'36" EAST, 51.90 FEET TO A SET 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 10X, BLOCK 10, AND IN A CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 69°23'23" WEST, 311.79 FEET;
ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°45'23", AN ARC LENGTH OF 4.12 FEET (LONG CHORD BEARS NORTH 20°59'18" WEST, 4.12 FEET) TO A SET 1/2" STEEL ROD AT THE END OF THIS CURVE;
NORTH 21°22'00" WEST, 13.48 FEET TO A FOUND 1/2" STEEL ROD AT THE NORTHWEST CORNER OF SAID LOT 10X AND THE SOUTHWEST CORNER OF LOT 9, BLOCK 10 OF SAID COOPER VALLEY, PHASE 2-B2;

THENCE NORTH 89°53'29" EAST ALONG THE NORTH LINE OF SAID LOT 10X AND THE SOUTH LINE OF SAID LOT 9, 135.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.8290 ACRES (776,631 SQUARE FEET) OF LAND, MORE OR LESS.

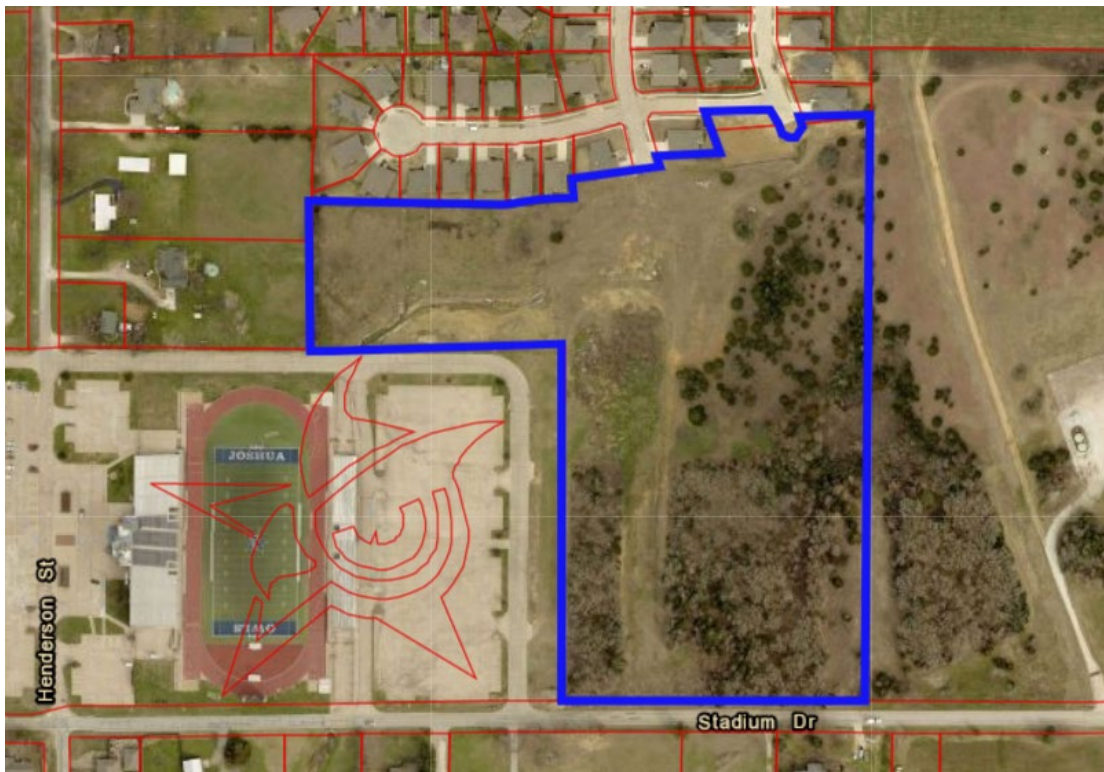


Vicinity Map





Aerial Map





Johnson County Special Utility District

"Quality and Service since 1965"

June 1, 2021

RE: Plan Approval Letter
Cooper Valley Ph 5
Joshua

To Whom This May Concern:

This letter is notification that the Johnson County Special Utility District has reviewed the submitted plans, for Cooper Valley Ph 5 located off of Alexandria Ln & Waterford Way and finds that the plans meet the specifications of Johnson County Special Utility District.

The plans dated March 17, 2020 are released for pre-construction. Please contact Tyler Lyles (817) 760-5228 to schedule a pre-construction meeting.

This plan approval letter will expire on June 1, 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

STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S DEDICATION

WHEREAS, CROSS TIMBERS REAL ESTATE AND DEVELOPMENT, LLC, ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND OUT OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT 24.405 ACRE TRACT CONVEYED TO CROSS TIMBERS REAL ESTATE AND DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 3584, PAGE 42, DEED RECORDS, JOHNSON COUNTY, TEXAS, PORTIONS OF WHICH WERE PLATTED AS LOT 10X, BLOCK 10, AND LOT 1X, BLOCK 13, COOPER VALLEY, PHASE 2-B2, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 66, DRAWER D, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 10X, AND IN THE WEST LINE OF THAT TRACT CONVEYED TO CLIFFORD WAYNE SHIPLEY ET AL. BY WARRANTY DEED RECORDED IN VOLUME 2018, PAGE 420 OF SAID DEED RECORDS;

THENCE SOUTH 00°29'49" EAST ALONG THE WEST LINE OF SAID SHIPLEY TRACT AND THE EAST LINE OF SAID LOT 10X, AT 3.77 FEET PASSING THE SOUTHEAST CORNER THEREOF, AND CONTINUING ALONG THE WEST LINE OF SAID SHIPLEY TRACT AND THE EAST LINE OF SAID CROSS TIMBERS TRACT, IN ALL 1,146.00 FEET TO A POINT IN THE CENTERLINE OF STADIUM DRIVE;

THENCE SOUTH 89°25'13" WEST ALONG THE SOUTH LINE OF SAID CROSS TIMBERS TRACT AND THE CENTERLINE OF SAID STADIUM DRIVE, 584.96 FEET TO THE SOUTHEAST CORNER OF THAT 1.0431 ACRE TRACT CONVEYED TO THE JOSHUA INDEPENDENT SCHOOL DISTRICT (JISD) BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 4524, PAGE 326, OF SAID DEED RECORDS;

THENCE NORTH 00°27'08" WEST ALONG THE EAST LINE OF SAID JISD TRACT, 699.08 FEET TO A SET 1/2" STEEL ROD AT THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89°31'38" WEST ALONG THE NORTH LINE OF SAID JISD TRACT, AT 65.00 FEET PASSING THE NORTHWEST CORNER THEREOF AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF HENDERSON STREET, A 50 FEET WIDE PUBLIC STREET, AND THE SOUTH LINE OF SAID CROSS TIMBERS TRACT, IN ALL 484.12 FEET TO SET 1/2" STEEL ROD AT THE WESTERLY SOUTHWEST CORNER OF SAID CROSS TIMBERS TRACT AND THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO JIMMY ROSS SHIPLEY BY DEED RECORDED IN VOLUME 704, PAGE 574 OF SAID DEED RECORDS;

THENCE NORTH 00°28'48" WEST ALONG THE WEST LINE OF SAID CROSS TIMBERS TRACT AND THE EAST LINE OF SAID SHIPLEY TRACT, AND THE EAST LINE OF THAT TRACT CONVEYED TO FREDDIE DUKE AND WIFE, CHERYL DUKE BY WARRANTY DEED RECORDED IN VOLUME 1242, PAGE 192, OF SAID DEED RECORDS, 280.87 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 8, COOPER VALLEY, PHASE 2-B2, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 613, DRAWER E, OF SAID PLAT RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID COOPER VALLEY, PHASE 3-A THE FOLLOWING SEVEN CALLS:
NORTH 89°53'29" EAST, 367.70 FEET TO A FOUND 1/2" STEEL ROD;
NORTH 84°03'21" EAST, 130.68 FEET TO A FOUND 1/2" STEEL ROD;
NORTH 00°06'31" WEST, 33.95 FEET TO A FOUND 1/2" STEEL ROD;
NORTH 81°43'55" EAST, 166.87 FEET TO A SET 1/2" STEEL ROD IN THE EAST RIGHT-OF-WAY LINE OF ALEXANDRIA LANE, A 50 FEET WIDE PUBLIC STREET, AND IN A CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 76°34'09" WEST, 625.00 FEET;
ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ALEXANDRIA LANE AND ALEXAND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°56'09", AN ARC LENGTH OF 21.12 FEET (LONG CHORD BEARS NORTH 14°23'56" WEST, 21.11 FEET) TO A SET 1/2" STEEL ROD AT THE END OF THIS CURVE;
NORTH 15°22'00" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ALEXANDRIA LANE, 2.20 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 11 OF SAID COOPER VALLEY, PHASE 3A;
NORTH 89°30'11" EAST, 120.36 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 11;

THENCE NORTH 15°22'00" WEST ALONG THE EAST LINE OF SAID LOT 28, BLOCK 11, AT 47.88 FEET PASSING THE SOUTH LINE OF SAID LOT 1X, BLOCK 13, AND CONTINUING IN ALL 79.38 FEET TO A FOUND 1/2" STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 11, AND IN THE SOUTH RIGHT-OF-WAY LINE OF LIGHTHOUSE COURT, A 50 FEET WIDE PUBLIC STREET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID LIGHTHOUSE COURT AND THE SOUTH TERMINUS OF THE RIGHT-OF-WAY OF WATERFORD WAY, A 50 FEET WIDE PUBLIC STREET, THE FOLLOWING SEVEN CALLS:
NORTH 89°59'53" EAST, 33.75 FEET TO A SET 1/2" STEEL ROD AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS NORTH 00°00'00" WEST, 325.00 FEET;
ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°23'09", AN ARC LENGTH OF 75.93 FEET (LONG CHORD: NORTH 87°18'18" EAST, 78.78 FEET) TO A SET 1/2" STEEL ROD AT THE END OF THIS CURVE;

SOUTH 62°49'05" EAST, 14.99 FEET TO A SET 1/2" STEEL ROD;
SOUTH 21°22'00" EAST, 21.67 FEET TO A SET 1/2" STEEL ROD;

NORTH 84°17'36" EAST, 51.90 FEET TO A SET 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF SAID LOT 10X, BLOCK 10, AND IN A CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 69°23'23" WEST, 311.79 FEET;
ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°45'23", AN ARC LENGTH OF 4.12 FEET (LONG CHORD BEARS NORTH 20°58'18" WEST, 4.12 FEET) TO A SET 1/2" STEEL ROD AT THE END OF THIS CURVE;

NORTH 12°22'00" WEST, 13.48 FEET TO A FOUND 1/2" STEEL ROD AT THE NORTHEAST CORNER OF SAID LOT 10X AND THE SOUTHWEST CORNER OF LOT 9, BLOCK 10 OF SAID COOPER VALLEY, PHASE 2-B2;

THENCE NORTH 89°53'29" EAST ALONG THE NORTH LINE OF SAID LOT 10X AND THE SOUTH LINE OF SAID LOT 9, 135.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.8290 ACRES (776,631 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT CROSS TIMBERS REAL ESTATE AND DEVELOPMENT, LLC, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFOVE DESCRIBED PROPERTY AS

LOTS 24-49, BLOCK 8, LOTS 10-26, BLOCK 10,
AND LOTS 1-27, BLOCK 11, COOPER VALLEY, PHASE 3
AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

AND I DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEYS, PARKS) 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 _____ DAY OF _____, 2021.

DAN THOMAS, PRESIDENT
CROSS TIMBERS REAL ESTATE AND DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN THOMAS, PRESIDENT OF CROSS TIMBERS REAL ESTATE AND DEVELOPMENT, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND HE 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 COMPANY.

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

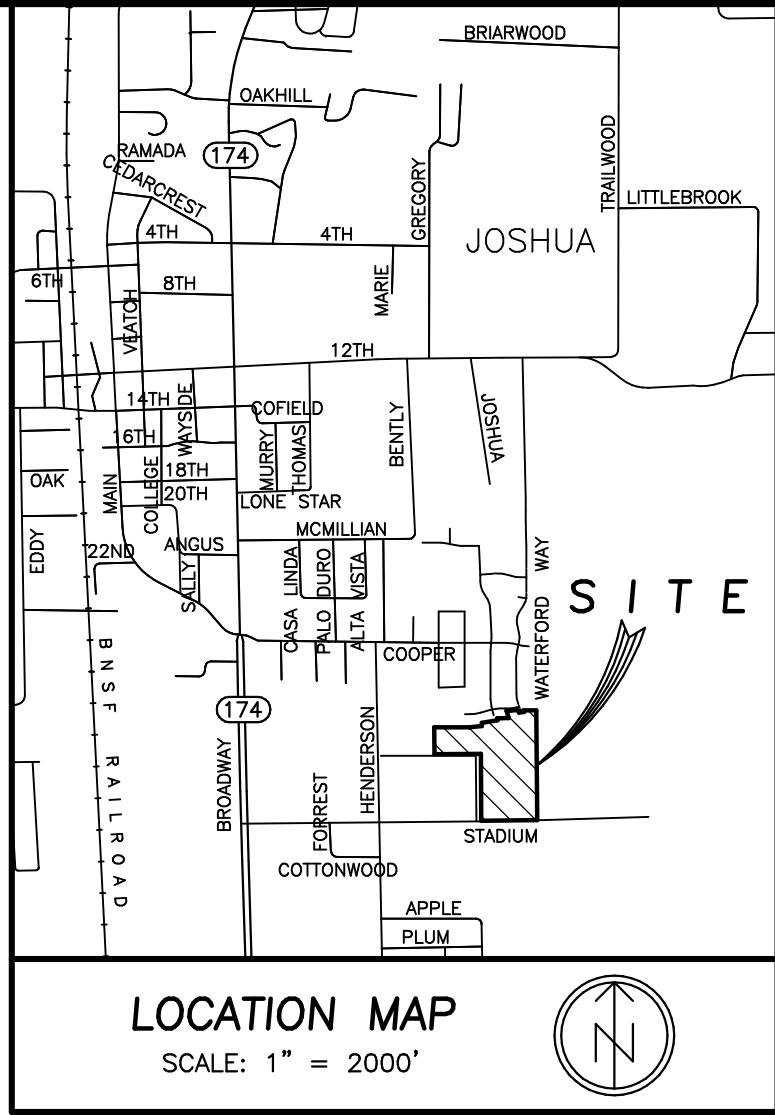
MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

GENERAL PLAT NOTES:

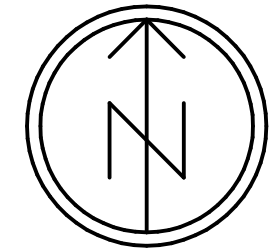
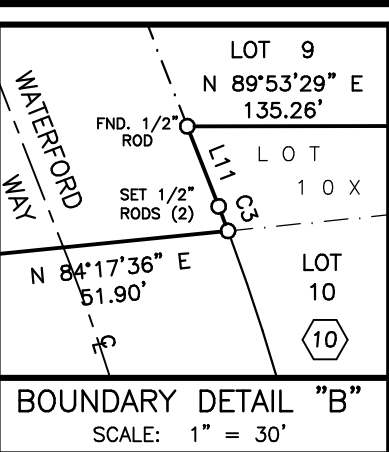
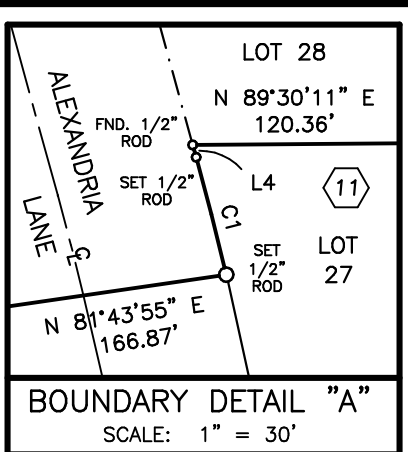
1. THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF JOSHUA, JOHNSON COUNTY, TEXAS.
2. PROVISIONS SHALL BE MADE FOR DRAINAGE EASEMENTS AND STRUCTURES, AND ALL DRAINS, DRAINAGE STRUCTURES AND APPURTENANCES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, DRAINAGE DATA AND CALCULATIONS SHALL BE PRESENTED TO PUBLIC WORKS WITH THE FINAL PLAT.
3. SEWER AND WATER WILL BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITIES DISTRICT.
4. THE MINIMUM FRONT YARD SETBACK IS 25 FEET EXCEPT ON LOTS 30-33, AND LOTS 44-46, BLOCK 8, WHERE IT IS 20 FEET. THE MINIMUM SIDE YARD SETBACK ALONG STREETS IS 15 FEET. THE MINIMUM SIDE YARD SETBACK ALONG INTERIOR LOTS IS 5 FEET. THE MINIMUM REAR YARD SETBACK IS 7.5 FEET.
5. ALL PAVING MATERIALS AND COMPACTION REQUIREMENTS SHALL MEET CITY OF JOSHUA SUBDIVISION RULES AND REGULATIONS.
6. THE PAVED SURFACE OF THE STREETS SHALL BE 30 FEET WIDE (FACE OF CURB TO FACE OF CURB) WITH A 0.5 FEET WIDE CURB ON EACH SIDE.
7. FIRE HYDRANT SPACING SHALL NOT EXCEED 500 FEET ON CENTERS.
8. ALL WATER MAIN FITTINGS ARE TO BE RESTRAINED IN ACCORDANCE WITH JOHNSON COUNTY SPECIAL UTILITY DISTRICT SPECIFICATIONS.
9. 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.
10. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480882, PANEL 0160-J, EFFECTIVE DATE 12-04-12.
11. NO LOT WITHIN THIS ADDITION SHALL BE ALLOWED DRIVEWAY ACCESS ONTO STADIUM DRIVE.
12. 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.
13. 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.
14. 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.
15. 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; WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
16. THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN 25' x 25' SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
17. ADA SIDEWALK RAMPS ARE THE DEVELOPER'S RESPONSIBILITY.

CITY FILE NUMBER: FP2020-03

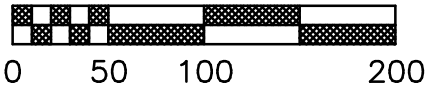


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 84°03'21" E	130.68
L2	N 00°06'31" W	33.95
L3	N 81°43'55" E	166.87
L4	N 15°22'00" W	2.20
L5	N 89°30'11" E	120.36
L6	N 15°22'00" W	79.38
L7	N 89°59'53" E	33.75
L8	S 62°49'05" E	14.99
L9	S 21°22'00" E	21.67
L10	N 84°17'36" E	51.90
L11	N 21°22'00" W	13.48
L12	N 89°53'29" E	135.26
L13	S 21°22'00" E	2.88
L14	S 31°28'58" E	29.14
L15	S 30°26'41" W	29.29
L16	S 45°29'49" E	14.14
L17	S 44°30'11" W	14.14
L18	S 45°28'29" E	14.14
L19	S 44°31'31" W	25.00
L20	S 06°30'11" W	134.86
L21	S 89°30'11" W	56.60
L22	S 45°29'49" E	14.14
L23	S 44°30'11" W	14.14
L24	S 89°30'11" W	21.60
L25	S 00°29'49" E	20.39
L26	S 22°45'11" E	37.53
L27	N 89°25'13" E	15.06
L28	N 00°28'48" W	25.10
L29	N 00°29'49" W	15.00
L30	N 00°29'49" W	25.00

CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH
C1	625.00	01°56'09"	21.12
C2	325.00	13°23'09"	75.93
C3	311.79	00°45'23"	4.12
C4	286.79	20°52'11"	104.46
C5	600.00	01°42'00"	17.80
C6	575.00	03°35'00"	35.96
C7	600.00	03°35'00"	37.52
C8	566.50	01°42'00"	16.81
C9	600.00	06°57'19"	72.84
C10	600.00	07°00'00"	73.30
C11	1225.60	04°15'47"	91.19
C12	2451.25	04°39'05"	199.00
C13	600.00	13°08'59"	137.70



SCALE: 1" = 100'



Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
Surveying Firm Registration Number: 100919-00
Engineering Firm Registration Number: F-4313

CITY OF JOSHUA APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COOPER VALLEY, PHASE 5, 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 HANDS, THIS _____ DAY OF _____, 2021.

CITY SECRETARY

RECOMMENDED FOR FINAL APPROVAL:

CHAIRMAN, PLANNING & ZONING COMMISSION	DATE
ATTEST:	
CITY SECRETARY	DATE
APPROVED:	
MAYOR, CITY OF JOSHUA, TEXAS	DATE
ATTEST:	
CITY SECRETARY	DATE

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, JOHN A. GRANT, III, 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.

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151



AREA TABLE		LEGEND	
TOTAL AREA THIS PHASE	17.8290 ACRES	B.L. = BUILDING LINE	
RESIDENTIAL LOTS (69)	12.9899 ACRES	U.E. = UTILITY EASEMENT	
DETENTION POND / PUBLIC PARK (1)	0.9829 ACRES	D.E. = DRAINAGE EASEMENT	
INTERNAL STREET SEWER EASEMENT	3.4533 ACRES	S.S.E. = SANITARY SEWER EASEMENT	
R/W DEDICATION FOR STADIUM DRIVE	0.4029 ACRES	MON. = CONC. MONUMENT	
		◆ = STREET NAME CHANGE	

FRONT BUILDING LINES ARE 25' EXCEPT AS NOTED
15' SIDE STREET BUILDING LINES AT LOTS 25, 36 & 49, BLOCK 8 AND LOTS 1, 14 & 15, BLOCK 11
FRONT YARD UTILITY EASEMENTS ARE 10', REAR YARD UTILITY EASEMENTS ARE 7.5' EACH SIDE OF LOT LINE

OWNER:

CROSS TIMBERS REAL ESTATE
AND DEVELOPMENT, LLC
DAN THOMAS, PRESIDENT
6029 FOREST HIGHLANDS DRIVE
FORT WORTH, TEXAS 76132
817-294-3834 VOICE
817-294-4270 FAX
dan@danthomashomes.com

ENGINEER & SURVEYOR:

GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110
817-923-3131 VOICE
817-923-4141 FAX
jgrant3@aol.com

FINAL PLAT

LOTS 24-49, BLOCK 8; LOTS 10-26, BLOCK 10;
LOTS 1-27, BLOCK 11
COOPER VALLEY, PHASE 5
AN ADDITION TO THE CITY OF JOSHUA
JOHNSON COUNTY, TEXAS

17.8290 ACRES OUT OF THE
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636
JOHNSON COUNTY, TEXAS

BEING A PORTION OF THAT 24.405 ACRE TRACT CONVEYED TO CROSS TIMBERS REAL ESTATE AND DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 3584, PAGE 42, DEED RECORDS, JOHNSON COUNTY, TEXAS, PORTIONS OF WHICH WERE PREVIOUSLY PLATTED AS LOT 10X, BLOCK 10 AND LOT 1X, BLOCK 13, COOPER VALLEY, PHASE 2-B2 AS RECORDED IN VOLUME 10, PAGE 66, DRAWER D PLAT RECORDS, JOHNSON COUNTY, TEXAS

17.8290 GROSS ACRES
69 SINGLE FAMILY RESIDENTIAL LOTS
1 DETENTION POND / PUBLIC PARK LOT
MARCH, 2021

STADIUM DRIVES 89°25'13" W 584.96'
(COUNTY ROAD NO. 709)
ULTIMATE R/W WIDTH IS 60 FEET; THERE IS NO DEDICATED RIGHT-OF-WAY ON THE SOUTH SIDE OF THE CENTERLINE

ROBERT N. AND DARLENE
WILLIAMS
VOLUME 1374, PAGE 718,
D.R.J.C.T.

JAMES F. & PAMELA J.
BERNARD
INST. NO. 24738,
D.R.J.C.T.

VOLUME 963, PAGE 143,
D.R.J.C.T.

RES. NO. 1 TRUST
VOLUME 3806,
PAGE 254,
D.R.J.C.T.



Planning & Zoning Commission Agenda June 7, 2021

Agenda Item: Final Plat (Action Item)

Agenda Description:

Consider 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 Dominos Pizza.

Background Information:

HISTORY: In 2016, this property, in combination with the property to the south (existing storage buildings) received an approved final plat. This plat was also known as American Jedi. After approval it was determined that Johnson County Special Utility District didn't have adequate water/wastewater facilities to service the site. This is what prompted the City to require approval from those utility providers prior to approval of a plat. As such, the plat was never recorded.

ZONING: This property is zoned C-1, Restricted Commercial

ANALYSIS: The application is for the development of a retail building consisting of 3,834 SF. The proposed use will be a Dominos Pizza with a Pick-up Window and a retail/office use for the remainder.

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

TRANSPORTATION: Rights-of-Way dedications have already been dedicated along all abutting streets.

RECOMMENDATION: This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Financial Information:

N/A

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Final Plat Application
- 2) Legal Description
- 3) Map

- 4) JCSUD Approval Letter
- 5) 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: Domino's Pizza

Project Address (Location): 174 N Broadway St, Joshua Tx

Existing Zoning: C-1 Proposed Zoning: C-1

Existing Use: Vacant Proposed Use: General Commercial

Existing Comprehensive Plan Designation: Commercial Gross Acres: .634
1.05 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: Greg Wescott Company: Dunaway Associates

Address: 550 Bailey Ave

Tel: 817-632-4760 Fax: _____

City: Fort Worth State: TX ZIP: 76107

Email: gwescott@dunawayassociates.com

Property Owner: Jerald Posten

Company: JWP Pizza LLC

Address: 1808 Harwood Court

Tel: 817-632-2222 Fax: 817-632-6274

City: Hurst State: TX ZIP: 76054

Email: Jerald.posten@texasdominos.com

Key Contact: Greg Wescott

Company: Dunaway Associates

Address: 550 Bailey Ave

Tel: 817-632-4760 Fax: _____

City: Fort Worth State: TX ZIP: 76107

Email: gwescott@dunawayassociates.com

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

SIGNATURE: Jerald Posten

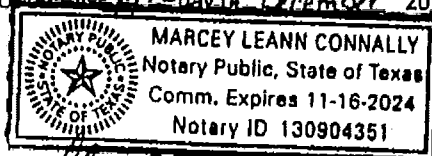
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Jerald Posten

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 11th day of December, 2020

Marcey Connally
Notary Public



Signature: Marcey Connally Date: 12-11-2020

For Departmental Use Only

Case No.: FF 2021-02

Project Manager: _____

Total Fee(s): 3005 -

Check No.: 132907

Date Submitted: 1-29-21

Accepted By: gmc

Date of Complete Application _____

Legal Description:

BEING A TRACT OF LAND LOCATED IN THE H. G. CASON SURVEY, ABSTRACT NO. 156, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 1.034 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-14700 OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS, (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.034 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ASGHAR ALI RAZA, AS CONVEYED IN A DEED RECORDED IN INSTRUMENT NO. 2013-23663, O.P.R.J.C.T. AND IN THE WEST LINE OF A CALLED 8.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1417, PAGE 225, O.P.R.J.C.T.;

THENCE, S 00°43'40" E, WITH THE EAST LINE OF SAID 1.034 ACRE TRACT, A DISTANCE OF 184.66 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID 1.034 ACRE TRACT BEARS, S 00°43'40" E, A DISTANCE OF 116.05 FEET;

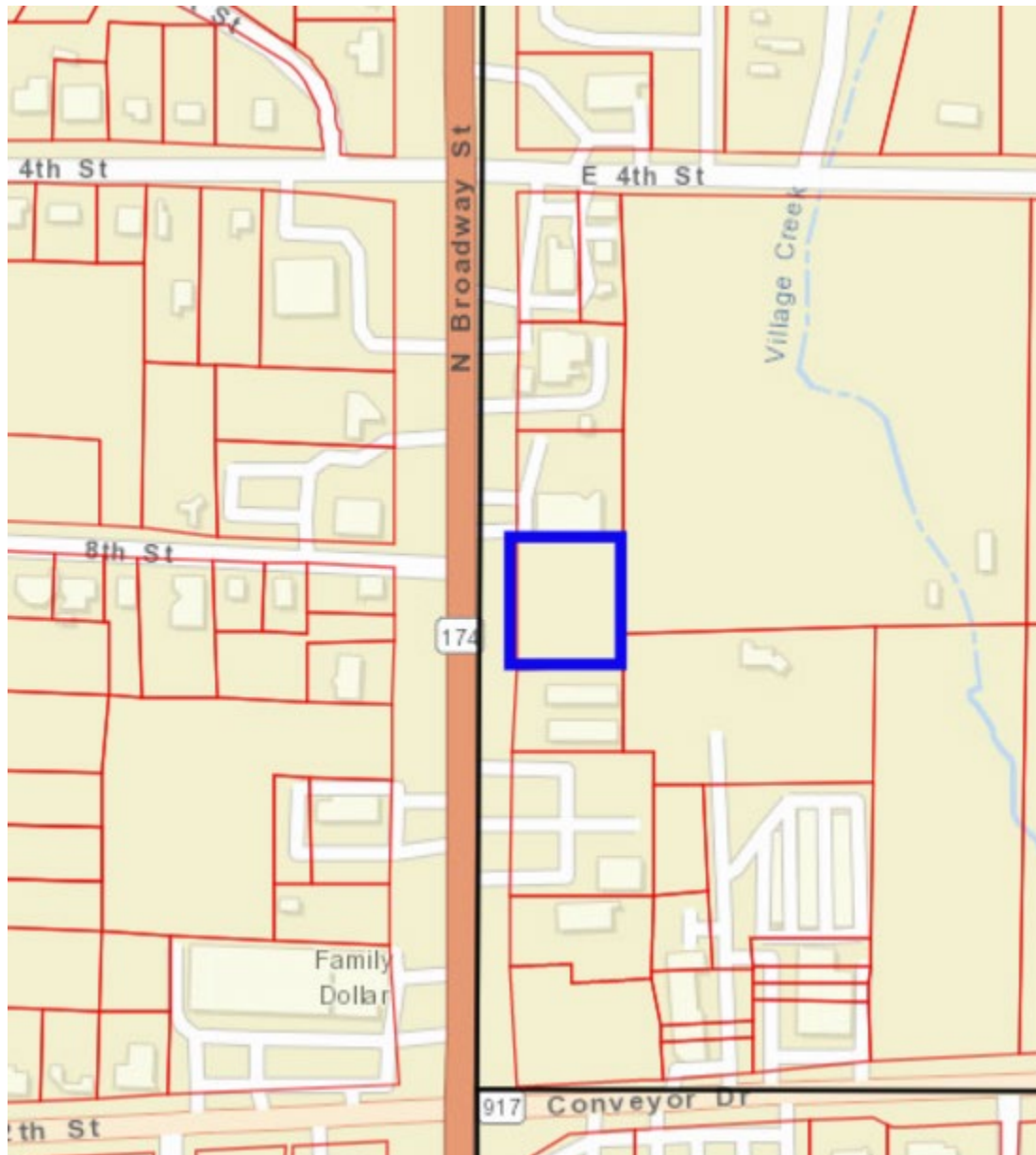
THENCE, S 89°19'17" W, CROSSING SAID 1.034 ACRE TRACT, A DISTANCE OF 150.35 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND IN THE WEST LINE OF SAID 1.034 ACRE TRACT AND THE EAST LINE OF STATE HIGHWAY NO. 174, (SOUTH BROADWAY STREET), FROM WHICH 1/2" IRON ROD FOUND FROM THE SOUTHWEST CORNER OF SAID 1.034 ACRE TRACT BEARS, S 00°40'43" E, A DISTANCE OF 115.25 FEET;

THENCE, N 00°40'43" W, WITH THE COMMON LINE BETWEEN SAID 1.034 ACRE TRACT AND THE EAST LINE OF SAID STATE HIGHWAY NO. 174, A DISTANCE OF 183.10 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID 1.034 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID RAZA TRACT;

THENCE, N 88°43'31" E, WITH THE COMMON LINE BETWEEN SAID 1.034 ACRE TRACT AND SAID RAZA TRACT, A DISTANCE OF 150.20 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 0.634 ACRE OF LAND.



Vicinity Map





Aerial Map





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

Proposed Subdivision Name: Domino's Pizza ("Development")

Type of Plat : Preliminary

Subdivision Location: 174 N Broadway St, Joshua Tx

Property Owner Name: JWP Pizza LLC

Applicant Name, Address, Email, Phone Number Greg Wescott,
550 Bailey Ave. Fort Worth Tx
gwescott@dunawayassociates.com
817-632-4760

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

TO BE COMPLETED BY THE RESPECTIVE UTILITY PROVIDER

This development is being served by: (check one)

Johnson County Special Utility District ☒

Bethesda Water Supply Corporation ☐

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

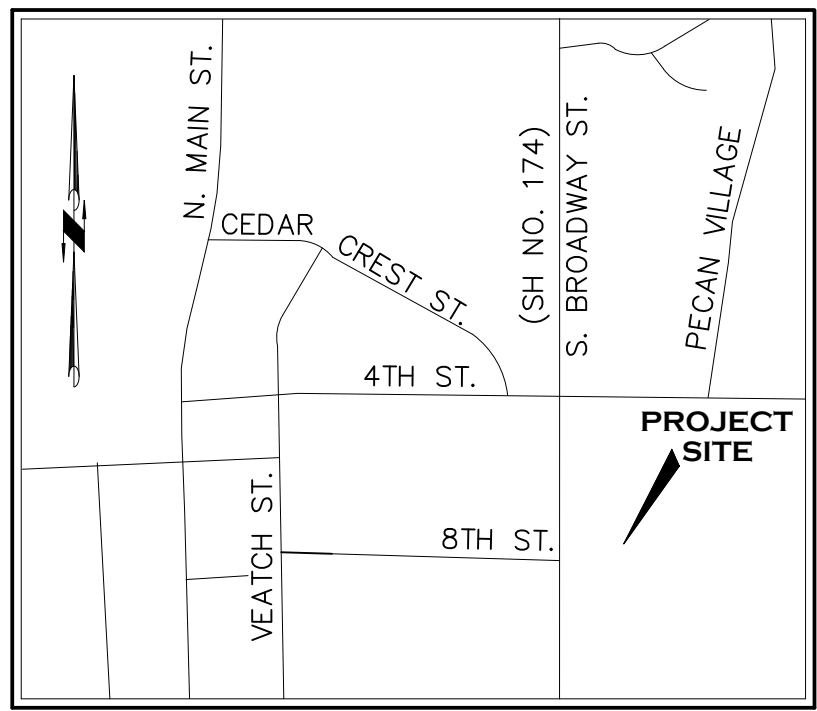
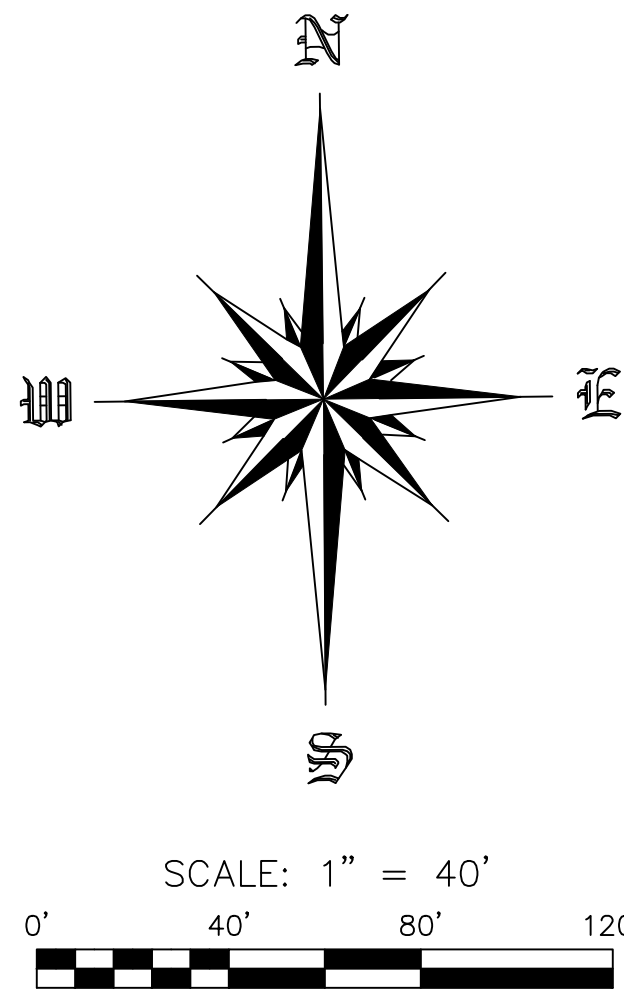
This development requires additional water/wastewater utility construction. ☒

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

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

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

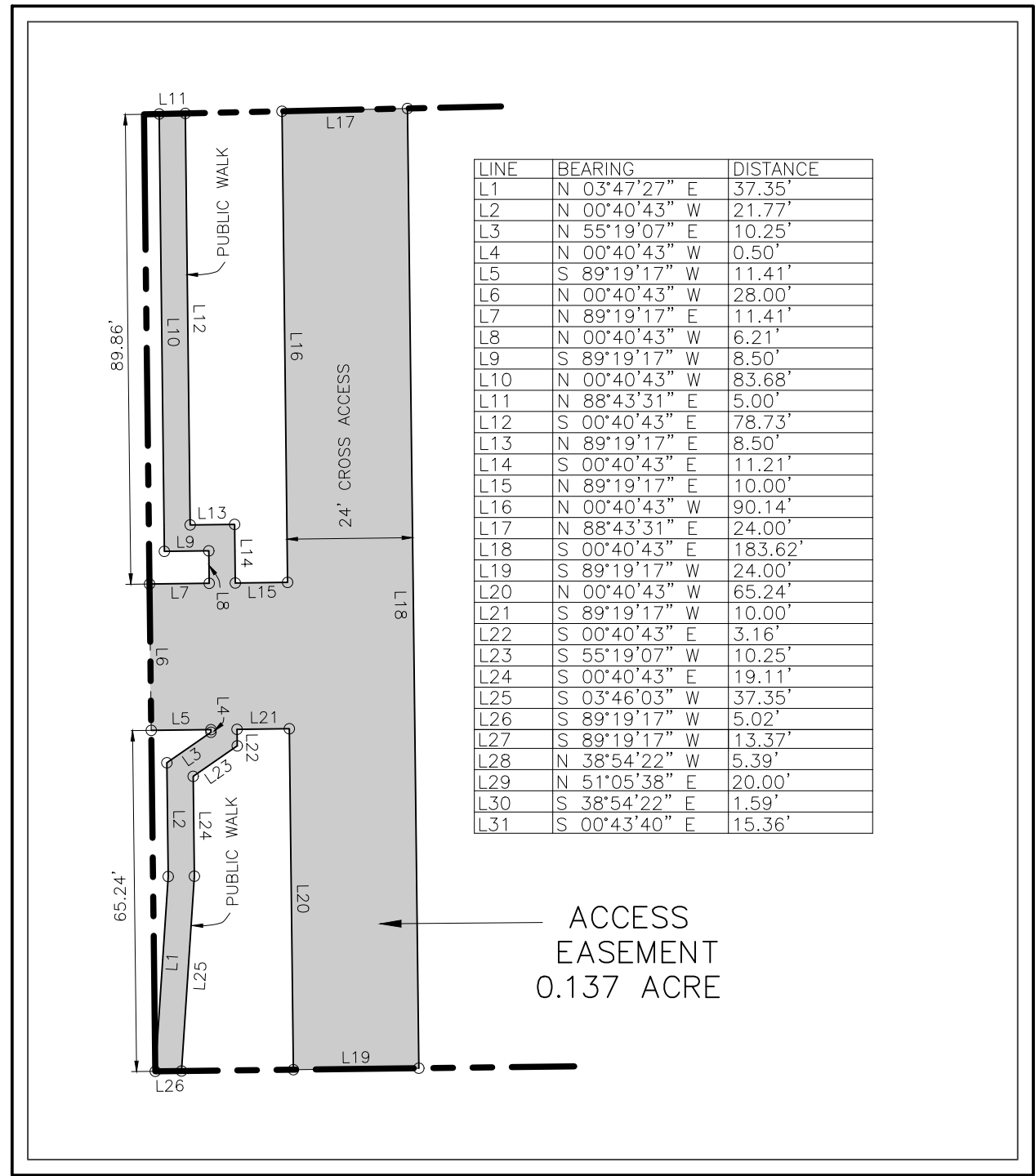
Date: 6.1.21



VICINITY MAP
(NOT TO SCALE)

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



DETAIL "A"

SCALE: 1"=30'

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, AMERICAN JEDI 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____.

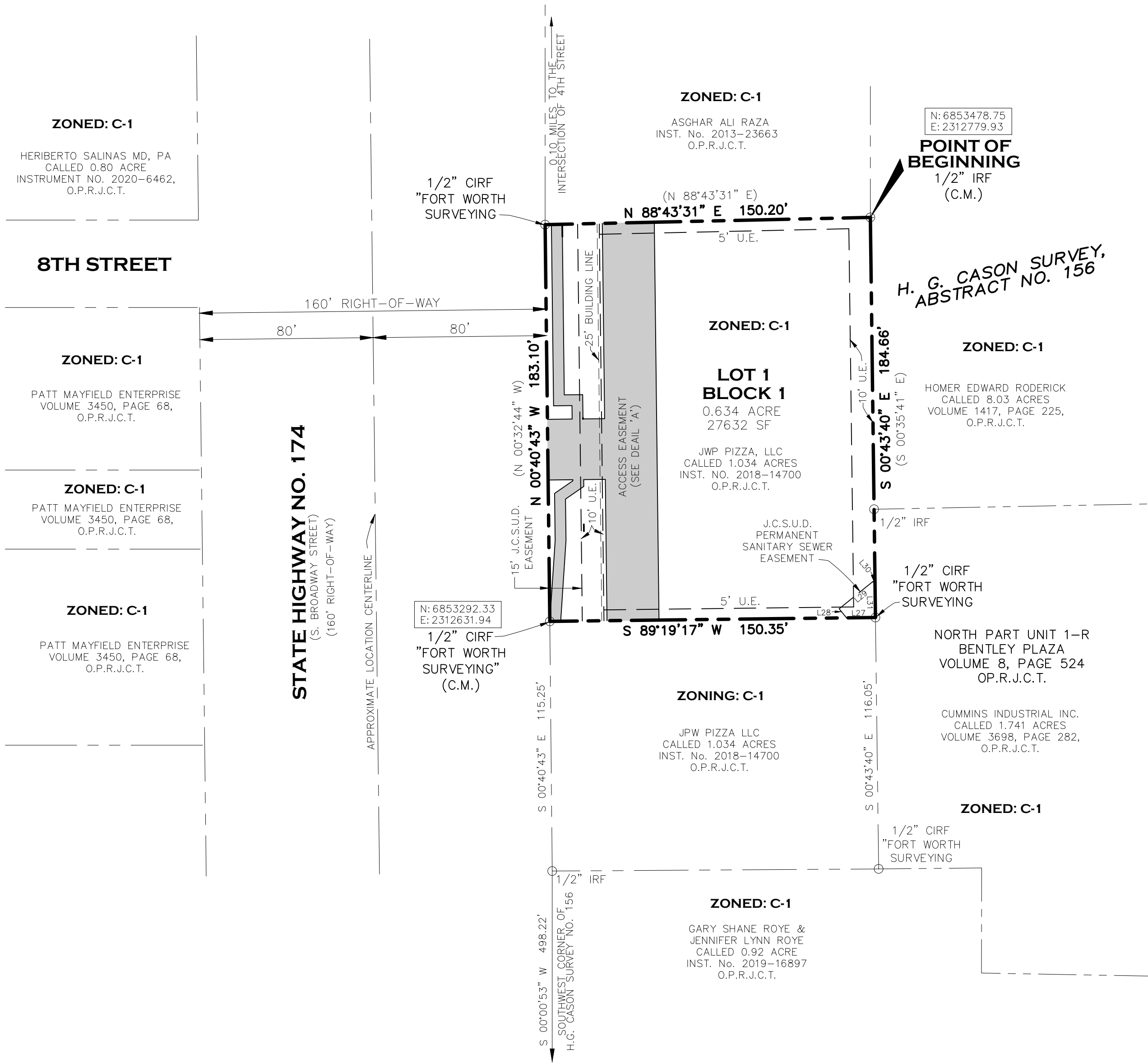
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF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

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

CITY SECRETARY

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0160 J, EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- () DENOTES RECORD DATA.
- THE OWNER HEREBY PROVIDES A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- NO STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS ON THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA, TEXAS, REGARDING IMPROVEMENTS WITH RESPECT TO THE ADDITION INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES, AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF JOSHUA.
- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
- NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHEREAS CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION.
- NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT."



STATE OF TEXAS
COUNTY OF _____

WHEREAS JERALD POSTEN, 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 INSTRUMENT NO. 2018-14700, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE H. G. CASON SURVEY, ABSTRACT NO. 156, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 1.034 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-14700 OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS, (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.034 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ASGHAR ALI RAZA, AS CONVEYED IN A DEED RECORDED IN INSTRUMENT NO. 2013-23663, O.P.R.J.C.T. AND IN THE WEST LINE OF A CALLED 8.03 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1417, PAGE 225, O.P.R.J.C.T.;

THENCE, S 00°43'40" E, WITH THE EAST LINE OF SAID 1.034 ACRE TRACT, A DISTANCE OF 184.66 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID 1.034 ACRE TRACT BEARS, S 00°43'40" E, A DISTANCE OF 116.05 FEET;

THENCE, S 89°19'17" W, CROSSING SAID 1.034 ACRE TRACT, A DISTANCE OF 150.35 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND IN THE WEST LINE OF SAID 1.034 ACRE TRACT AND THE EAST LINE OF STATE HIGHWAY NO. 174, (SOUTH BROADWAY STREET), FROM WHICH 1/2" IRON ROD FOUND FROM THE SOUTHWEST CORNER OF SAID 1.034 ACRE TRACT BEARS, S 00°40'43" E, A DISTANCE OF 115.25 FEET;

THENCE, N 00°40'43" W, WITH THE COMMON LINE BETWEEN SAID 1.034 ACRE TRACT AND THE EAST LINE OF SAID STATE HIGHWAY NO. 174, A DISTANCE OF 183.10 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID 1.034 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID RAZA TRACT;

THENCE, N 88°43'31" E, WITH THE COMMON LINE BETWEEN SAID 1.034 ACRE TRACT AND SAID RAZA TRACT, A DISTANCE OF 150.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.634 ACRE OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY (OUR) HANDS AT JOSHUA, JOHNSON COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____.

JWP PIZZA, LLC,
A LIMITED LIABILITY COMPANY

BY: _____
JERALD POSTEN, PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF JWP PIZZA, LLC, 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 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

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: _____

PRELIMINARY PLAT WAS APPROVED
BY THE CITY COUNCIL
ON NOVEMBER 02, 2020

FINAL PLAT
SHOWING
1 LOT
LOT 1, BLOCK 1
AMERICAN JEDI ADDITION
AN ADDITION TO THE
OF THE CITY OF JOSHUA
BEING 0.634 ACRES OF LAND LOCATED IN THE
H.G. CASON SURVEY, ABSTRACT NO. 156,
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.

PLAT PREPARED: JANUARY 26, 2021

EMAIL: ROBERTY@TRANSTEXASSURVEYING.COM



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

Scale: 1"=40' Date: 04/20/21 DWG: 20200220-FINAL PLAT
Drawn: LGP Checked: RLY Job: 20200220

CASE NUMBER FP-2021-02

OWNER/MANAGER:

JWP PIZZA dba DOMINOS
1808 HARWOOD COURT
HURST, TEXAS 76054
JERALD POSTEN
JERALD.POSTEN@TEXASDOMINOS.COM
PHONE: 817-632-2222



Planning & Zoning Commission Agenda June 7, 2021

Agenda Item: Final Plat (Action Item)

Agenda Description:

Consider the 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.

Background Information:

HISTORY: The planned development for this property was approved in December of 2018. This property has gone through the preliminary plat and will be platting the property in two phases.

ZONING: This property is zoned PD, Planned Development District

ANALYSIS: This plat consist of Phase 1 will contain 54 single family residential lots and 3 open spaces.

UTILITIES: Water and wastewater is provided by Johnson County Special Utility District.

TRANSPORTATION: Rights-of-Way dedication will be dedicated with this plat approval

RECOMMENDATION: This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance and meets the approved Planned Development for this subdivision therefore we recommend approval.

Financial Information:

N/A

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Final Plat Application
- 2) Legal Description
- 3) Map
- 4) JCSUD Approval Letter
- 5) 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: Mockingbird Hills Phase 1
 Project Address (Location): 401 Caddo Rd
 Existing Zoning: Ag Proposed Zoning: Single Family PDR 1
 Existing Use: Ag Proposed Use: Single Family Homes
 Existing Comprehensive Plan Designation: _____ Gross Acres: 68.9

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

APPLICANT INFORMATION

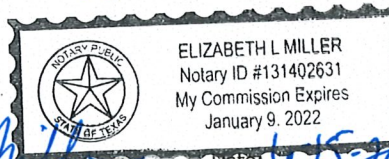
Applicant: Peter Thomas Company: SRE Joshua Dev, LLC
 Address: Po Box 939 Tel: 817 233 0154 Fax: _____
 City: Burton State: TX ZIP: 76097 Email: TCLLC @ AOL.COM
 Property Owner: SRE Joshua Dev, LLC Company: _____
 Address: Same as above Tel: _____ Fax: _____
 City: _____ State: _____ ZIP: _____ Email: _____
 Key Contact: Same as above Company: _____
 Address: _____ Tel: _____ Fax: _____
 City: _____ State: _____ ZIP: _____ Email: _____

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

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

Print or Type Name: Peter Thomas
 Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.
 Given under my hand and seal of office on this 15 day of June 2020

Elizabeth L Miller
 Notary Public
 Elizabeth L Miller



Signature: Elizabeth L Miller Date: 6-15-2020

For Departmental Use Only

Case No.: FP-2020-04
 Project Manager: A. Maldonado
 Total Fee(s): 3990 -
 Check No: 1050, 015394
 Date Submitted: 8-27-2020
 Accepted By: gmm
 Date of Complete Application: _____

Legal Description:

BEING A 15.323 ACRE TRACT OUT OF THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO SRE JOSHUA DEVELOPMENT, RECORDED IN INSTRUMENT NUMBER 2019-6606, DEED RECORDS, JOHNSON COUNTY, TEXAS. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, DERIVED FROM STATIC OBSERVATIONS USING NOAA/NGS OPUS CALCULATIONS. SAID 15.323 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND AT THE SOUTHWEST CORNER OF HERITAGE II, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2020-72, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE OVER AND ACROSS SAID SRE JOSHUA DEVELOPMENT TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°57'13" WEST, A DISTANCE OF 241.22 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

NORTH 00°02'47" WEST, A DISTANCE OF 76.27 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.50 FEET A CENTRAL ANGLE OF 08°50'20", AND A CHORD OF 9.32 FEET BEARING SOUTH 85°57'01" WEST;

WESTERLY ALONG SAID CURVE, A DISTANCE OF 9.33 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

SOUTH 44°38'53" WEST, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

SOUTH 89°41'03" WEST, A DISTANCE OF 130.82 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO STEPHEN M. WEATHERED, RECORDED IN VOLUME 1382, PAGE 710, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IN THE WEST LINE OF SAID SRE JOSHUA DEVELOPMENT TRACT;

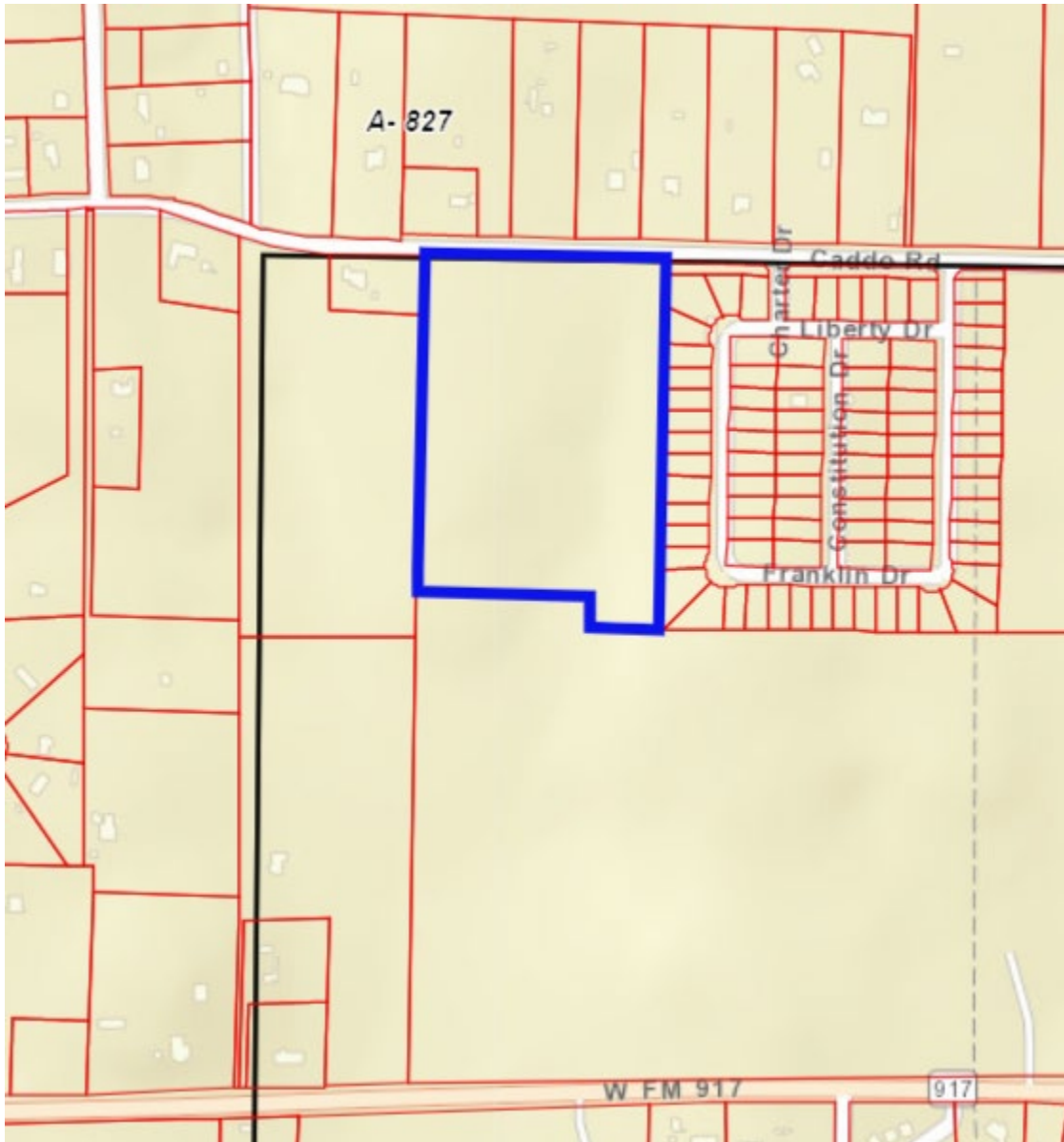
THENCE NORTH 00°22'11" EAST, ALONG SAID EAST AND WEST LINES, A DISTANCE OF 958.14 FEET, TO A 1/2" IRON ROD FOUND IN THE APPARENT CENTERLINE OF JOHNSON COUNTY ROAD NUMBER 910, ALSO KNOWN AS CADDO ROAD, A VARIABLE WIDTH RIGHT OF WAY;

THENCE SOUTH 89°07'39" EAST, DEPARTING SAID EAST AND WEST LINES AND ALONG SAID APPARENT CENTERLINE, A DISTANCE OF 682.76 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 00°29'29" WEST, DEPARTING SAID APPARENT CENTERLINE AND CONTINUING ALONG THE WEST LINE OF SAID HERITAGE II, A DISTANCE OF 1023.67 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 15.323 ACRES, MORE OR LESS.



Vicinity Map





Aerial Map





Johnson County Special Utility District

"Quality and Service since 1965"

January 28, 2021

RE: Plan Approval Letter
Mockingbird Hills Phase 1
Caddo Road

To Whom This May Concern:

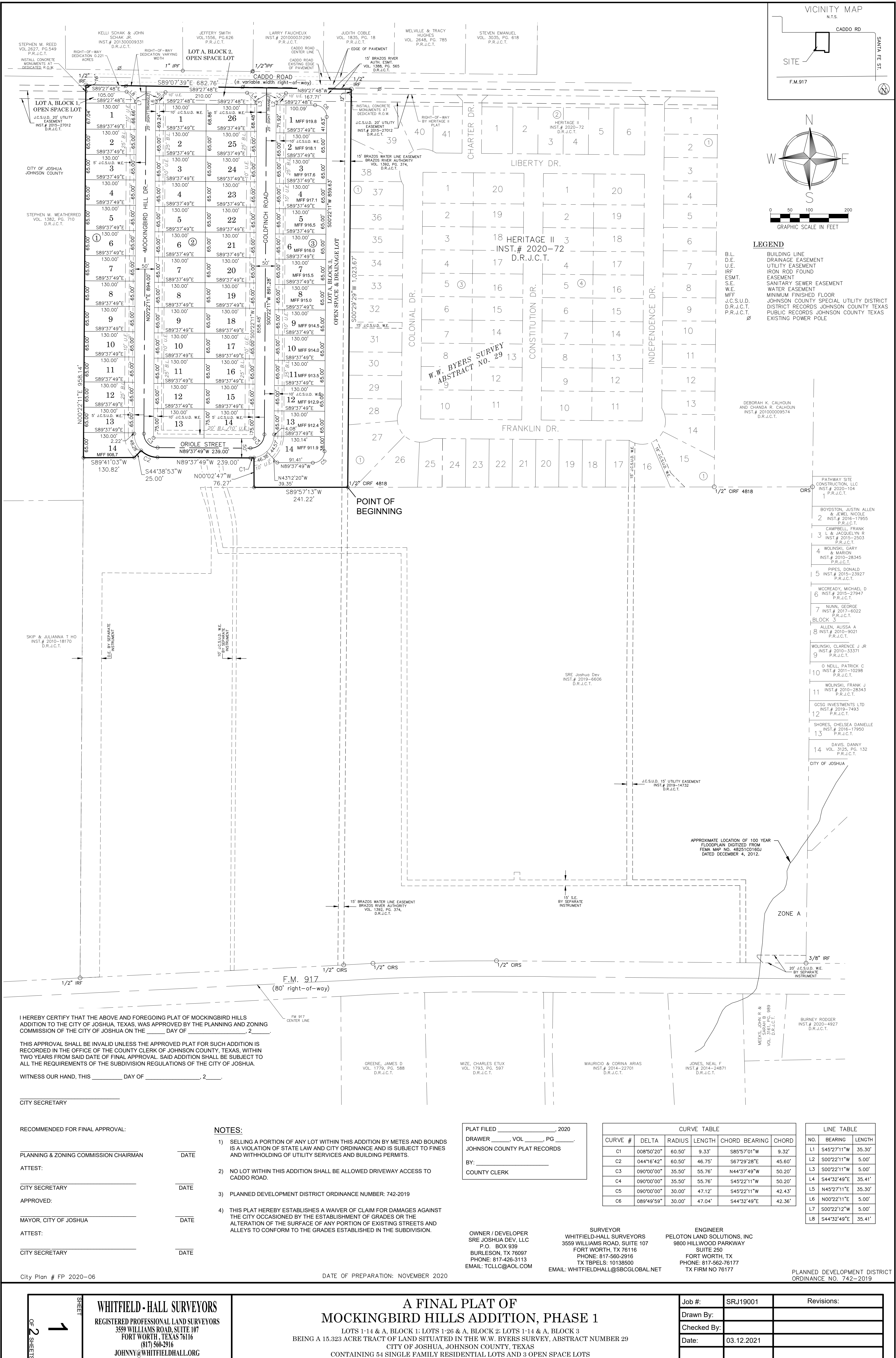
This letter is notification that the Johnson County Special Utility District has reviewed the submitted plans, for Mockingbird Hills Phase 1, located off of Caddo Road and finds that the plans meet the specifications of Johnson County Special Utility District.

The site plans received January 25, 2021 are released for a pre-construction. Please contact Tyler Lyles (817) 760-5228 to schedule a pre-construction meeting.

This plan approval letter will expire on January 28, 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



STATE OF TEXAS

COUNTY OF JOSHUA

WHEREAS SRE JOSHUA DEV. 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.W. BYERS SURVEY, ABSTRACT NUMBER 29, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2019-6606, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 15.323 ACRE TRACT OUT OF THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO SRE JOSHUA DEVELOPMENT, RECORDED IN INSTRUMENT NUMBER 2019-6606, DEED RECORDS, JOHNSON COUNTY, TEXAS. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, DERIVED FROM STATIC OBSERVATIONS USING NOAAINGS OPUS CALCULATIONS. SAID 15.323 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND AT THE SOUTHWEST CORNER OF HERITAGE II, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2020-72, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE OVER AND ACROSS SAID SRE JOSHUA DEVELOPMENT TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°57'13" WEST, A DISTANCE OF 241.22 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

NORTH 00°02'47" WEST, A DISTANCE OF 76.27 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.50 FEET A CENTRAL ANGLE OF 08°50'20", AND A CHORD OF 9.32 FEET BEARING SOUTH 85°57'01" WEST;

WESTERLY ALONG SAID CURVE, A DISTANCE OF 9.33 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

NORTH 89°37'49" WEST, A DISTANCE OF 239.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.50 FEET A CENTRAL ANGLE OF 44°16'42", AND A CHORD OF 45.60 FEET BEARING SOUTH 67°29'28" EAST;

WESTERLY ALONG SAID CURVE, A DISTANCE OF 46.75 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

SOUTH 44°38'53" WEST, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

SOUTH 89°41'03" WEST, A DISTANCE OF 130.82 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO STEPHEN M. WEATHERRED, RECORDED IN VOLUME 1382, PAGE 710, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IN THE WEST LINE OF SAID SRE JOSHUA DEVELOPMENT TRACT;

THENCE NORTH 00°22'11" EAST, ALONG SAID EAST AND WEST LINES, A DISTANCE OF 958.14 FEET, TO A 1/2" IRON ROD FOUND IN THE APPARENT CENTERLINE OF JOHNSON COUNTY ROAD NUMBER 910, ALSO KNOWN AS CADDO ROAD, A VARIABLE WIDTH RIGHT OF WAY;

THENCE SOUTH 89°07'39" EAST, DEPARTING SAID EAST AND WEST LINES AND ALONG SAID APPARENT CENTERLINE, A DISTANCE OF 682.76 FEET TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 00°29'29" WEST, DEPARTING SAID APPARENT CENTERLINE AND CONTINUING ALONG THE WEST LINE OF SAID HERITAGE II, A DISTANCE OF 1023.67 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 15.323 ACRES, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY.

WITNESS MY HAND AT JOSHUA, JOHNSON COUNTY, TEXAS THIS THE ____ DAY OF _____, 20__

MIKE SENGALLI
SRE JOSHUA DEV, LLC

STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE SENGALLI OF SRE JOSHUA DEV. LLC 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 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.

THIS IS TO CERTIFY THAT I, JOHNNY D.L. WILLIAMS, 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.

JOHNNY D.L. WILLIAMS
TEXAS R.P.L.S. NO. 4818
WHITFIELD-HALL SURVEYORS, INC.
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
(817) 560-2996 FAX

DATE _____

UTILITY EASEMENTS

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.

NOTES

- DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FARTHEST FROM THE INTERSECTION.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- COMMON LOT AREAS SHOWN ARE TO BE MAINTAINED BY THE HOA.
- ANY LANDSCAPING PROPOSED OR INSTALLED WITHIN THE COMMON LOT AREAS NOTED ABOVE SHALL BE MAINTAINED BY THE HOA.
- HOA SHALL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS AND ANY SWALES LOCATED WITHIN THE REAR YARD OF ANY RESIDENTIAL LOT.
- THE APPROXIMATE 100 YEAR FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 48251C01160J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLOODPLAIN. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
- 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.
- 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. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION.
- NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL:

A) SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDNANCE OF THE CITY OF JOSHUA 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, OR

B) UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT; OR

C) UNTIL THE DEVELOPER AND/OR OWNER FILES CORPORATE SURETY PERFORMANCE AND PAYMENT BONDS IN A FORM ACCEPTABLE TO THE CITY ATTORNEY WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS OF THE ADDITION, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED ON THE BONDS.

THESE RESTRICTIONS WITH RESPECT TO REQUIRED IMPROVEMENTS ARE MADE TO ENSURE THE REQUIRED IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWN AND TO EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION UNTIL SAID REQUIRED IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREETS AND/OR STREETS ON WHICH THE PROPERTY ABUTS AS DESCRIBED HEREIN AND IN COMPLIANCE WITH THE CITY OF JOSHUA SPECIFICATIONS.

- BUILDING SETBACKS:
FRONT - 25' WITH FRONT ENTRY GARAGE; 15' WITH "J" SWING GARAGE
REAR - 20'
SIDES - 5' ADJACENT TO LOTS; 15' ADJACENT TO RIGHT OF WAY.
- THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
- ALL OPEN SPACE LOTS PROVIDED WITHIN THE TRACT WILL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION. THIS WILL INCLUDE ALL IMPROVEMENTS WITHIN THE OPEN SPACE, I.E., DETENTION PONDS, DRAINAGE CHANNELS, WALKS AND LANDSCAPING NOT SPECIFICALLY CONVEYED TO THE CITY OF JOSHUA.

BLOCK 1		
LOT	SQ. FT.	ACRE
1	8691	0.20
2	8450	0.19
3	8450	0.19
4	8450	0.19
5	8450	0.19
6	8450	0.19
7	8450	0.19
8	8450	0.19
9	8450	0.19
10	8450	0.19
11	8450	0.19
12	8450	0.19
13	8450	0.19
14	8765	0.20
A	3787	0.09

BLOCK 2		
LOT	SQ. FT.	ACRE
1	8976	0.21
2	8450	0.19
3	8450	0.19
4	8450	0.19
5	8450	0.19
6	8450	0.19
7	8450	0.19
8	8450	0.19
9	8450	0.19
10	8450	0.19
11	8450	0.19
12	8450	0.19
13	9750	0.22
14	9750	0.22
15	8450	0.19
16	8450	0.19
17	8450	0.19
18	8450	0.19
19	8450	0.19
20	8450	0.19
21	8450	0.19
22	8450	0.19
23	8450	0.19
24	8450	0.19
25	8450	0.19
26	8927	0.20
A	7575	0.17

BLOCK 3		
LOT	SQ. FT.	ACRE
1	9132	0.21
2	8450	0.19
3	8450	0.19
4	8450	0.19
5	8450	0.19
6	8450	0.19
7	8450	0.19
8	8450	0.19
9	8450	0.19
10	8450	0.19
11	8450	0.19
12	8450	0.19
13	8450	0.19
14	9038	0.21
A	78979	1.81

LAND USE TABLE

RESIDENTIAL	10.60 ACRES
RIGHT-OF-WAY	2.65 ACRES
PRIVATE OPEN SPACE	2.07 ACRES
TOTAL	15.32 ACRES

LOT TABULATION

BLOCK 1	15 LOTS
BLOCK 2	27 LOTS
BLOCK 3	15 LOTS
RESIDENTIAL	54 LOTS
PRIVATE OPEN SPACE	3 LOTS
TOTAL	57 LOTS

PLAT FILED _____, 2020
DRAWER _____, VOL _____, PG _____.
JOHNSON COUNTY PLAT RECORDS

BY: _____
COUNTY CLERK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOCKINGBIRD HILLS ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING 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 JOSHUA 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 _____, 2____.

CITY SECRETARY

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

SURVEYOR
WHITFIELD-HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TX 76116
PHONE: 817-560-2916
TX TPBELS: 10138500

ENGINEER
PELOTON LAND SOLUTIONS, INC
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX
PHONE: 817-562-76177
TX FIRM NO 76177

PLANNED DEVELOPMENT DISTRICT
ORDINANCE NO. 742--2019

City Plan # FP 2020--06

DATE OF PREPARATION: NOVEMBER 2020

SHEET
OF 2
SHEETS
2

WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

A FINAL PLAT OF MOCKINGBIRD HILLS ADDITION, PHASE 1

LOTS 1-14 & A, BLOCK 1; LOTS 1-26 & A, BLOCK 2; LOTS 1-14 & A, BLOCK 3
BEING A 15.323 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS
CONTAINING 34 SINGLE FAMILY RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS

Job #:	SRJ19001	Revisions:
Drawn By:	MYOST	
Checked By:		
Date:	10.23.2020	



Planning & Zoning Commission Agenda June 7, 2021

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

Agenda Description:

Consider the 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

Background Information:

HISTORY: This property has never been platted and is preliminary platting to sell a portion of the property. Since this property is located within the Joshua Station Overlay District, the property will be required to apply for a Planned Development District and a Final plat of the property.

ZONING: This property is zoned C2, General Commercial District and I, Industrial District

ANALYSIS: This development will be required to meet all requirements in the ordinance.

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

TRANSPORTATION: Rights-of-Way dedications have already been dedicated along all abutting streets.

RECOMMENDATION: This preliminary plat appears to meet the minimum requirements for a preliminary plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Financial Information:

N/A

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Preliminary Plat Application
- 2) Legal Description
- 3) Maps
- 4) JCSUD Approval Letter
- 5) Preliminary 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: Ward Plaza

Project Address (Location): 1440 S. Broadway

Existing Zoning: CZ, ITSD Proposed Zoning: Same

Existing Use: Vacant Proposed Use: Commercial

Existing Comprehensive Plan Designation: _____ Gross Acres: 18.491

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: Shelby Hoffman Company: GSF

Address: 300 S. Hill #124-236 Tel: 817-987-8966 Fax: _____

City: F.W. State: TX ZIP: 7609 Email: Shelby@gsf-survey.com

Property Owner: Ward Family Irrevocable Trust Company: _____

Address: 1200 Blackberry Ct Tel: (817) 729-0426 Fax: _____

City: Crowley State: TX ZIP: 76036 Email: whisper669@gmail.com

Key Contact: Bobbie L. Ward Jr. (co-trustee) Company: _____

Address: 1200 Blackberry Ct Tel: (817) 729-0426 Fax: _____

City: Crowley State: TX ZIP: 76036 Email: whisper669@gmail.com

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

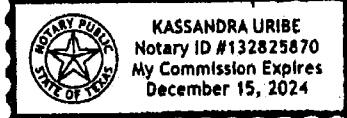
SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Bobbie Ward

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 19 day of April, 2021

Kassie Wine
Notary Public



Signature Kassie Wine Date: 4/29/21

For Departmental Use Only

Case No.: PP2021-04

Project Manager: _____

Total Fee(s): 2910

Check No.: 3858-410
2384-2500

Date Submitted: 5-3-21

Accepted By: [Signature]

Date of Complete Application: _____

Legal Description:

THENCE, WITH THE WEST LINE OF SAID STATE HWY NO. 174, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 02°03'41" E, A DISTANCE OF 413.21 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 02°03'40" E, A DISTANCE OF 200.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF SAID WARD TRACT, FOR THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO HARRISON PARTNERS, LLC, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3557, PAGE 980, O.P.R.J.C.T.;

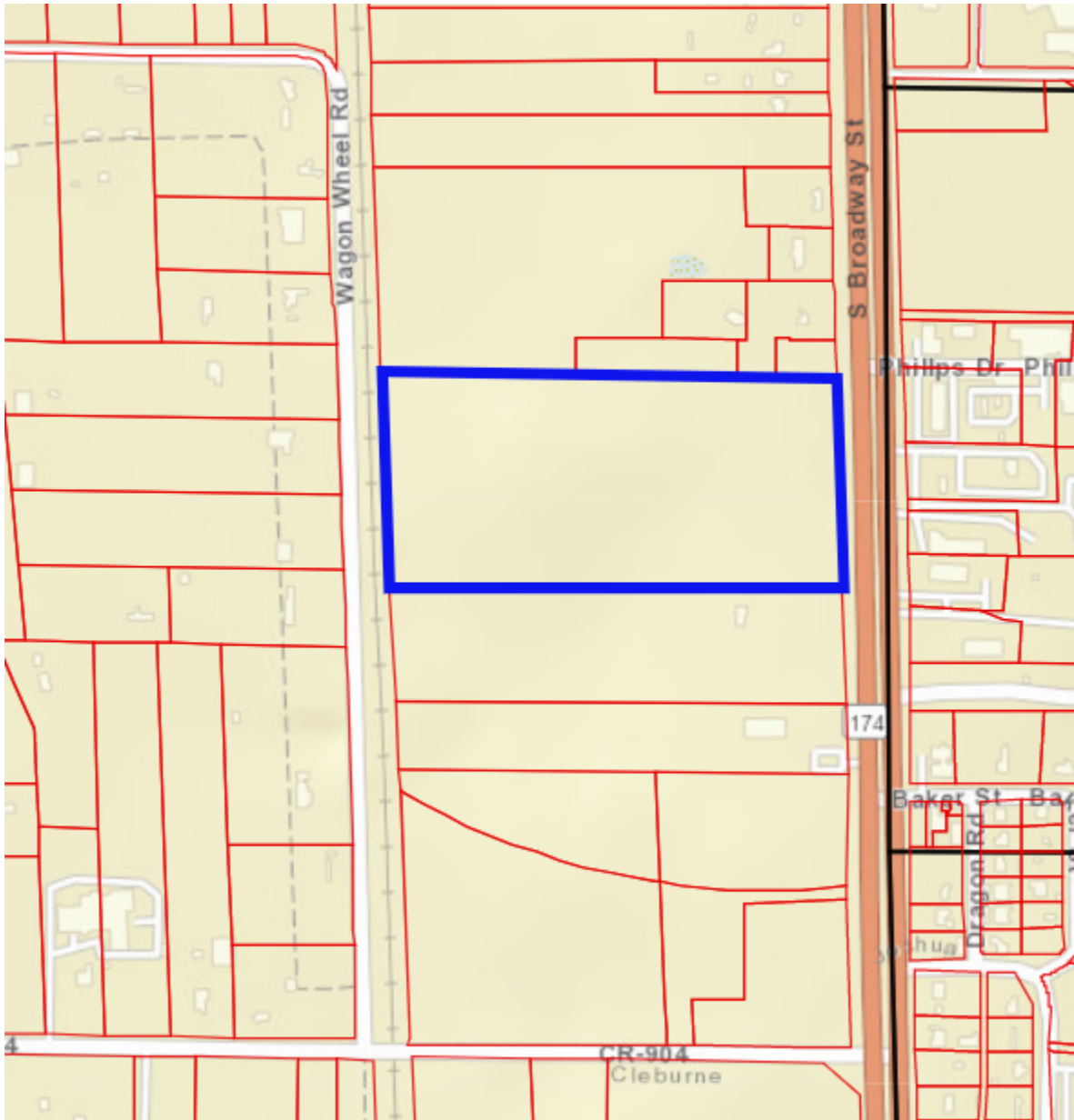
THENCE, WITH THE COMMON LINE BETWEEN SAID WARD TRACT, AND WITH SAID HARRISON TRACT, S 89°46'23" W, A DISTANCE OF 1311.28 FEET, TO THE SOUTHWEST CORNER OF SAID WARD TRACT, IN THE EAST LINE OF WAGON WHEEL ROAD;

THENCE, WITH THE EAST LINE OF SAID WAGON WHEEL ROAD, N 02°29'27" W, A DISTANCE OF 613.97 FEET, , TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID WARD TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO ISAACKS B. ALLAN & TIMOTHY C. ISAACKS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3783, PAGE 572, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID WARD TRACT, AND WITH SAID ISAACKS TRACT, AND WITH THE COMMON LINE BETWEEN SAID WARD TRACT, AND WITH A TRACT OF LAND, CONVEYED TO SCO, LP, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 3384, PAGE 437, O.P.R.J.C.T., AND WITH THE COMMON LINE BETWEEN SAID WARD TRACT, AND WITH A TRACT OF LAND, CONVEYED TO BASRI SHEMA, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2014-10169, O.P.R.J.C.T., AND WITH THE COMMON LINE BETWEEN SAID WARD TRACT, AND WITH SAID BOGART TRACT, N 89°47'56" E, A DISTANCE OF 1315.90 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 18.491 ACRES OF LAND

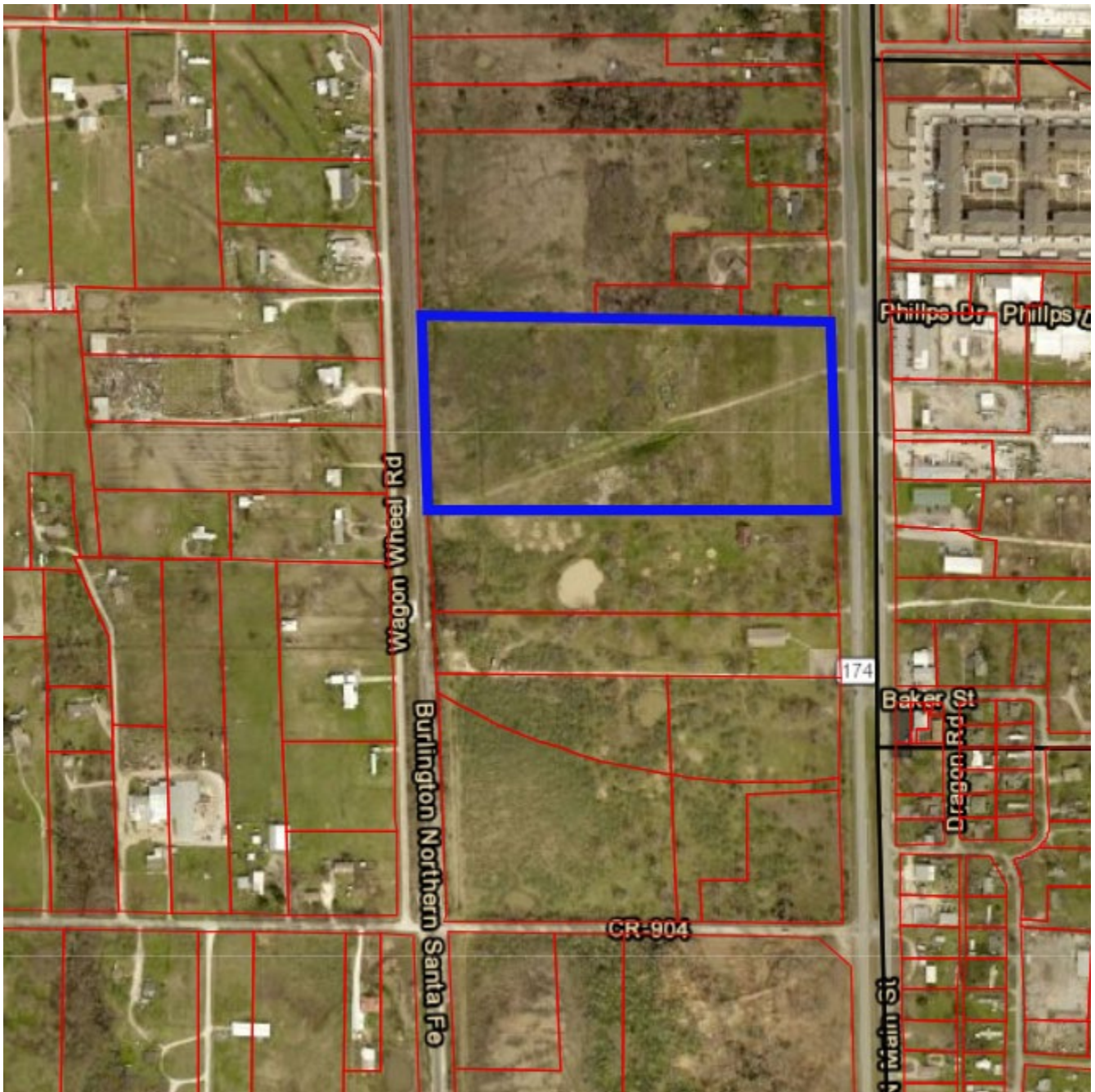


Vicinity Map





Aerial Map



Johnson County Special Utility District

"Quality and Service since 1965"

June 1, 2021

Location: Ward Plaza
Lot 1 & 2 Block 1
City of 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.

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

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

Sincerely,



Kimberly J Wilson
Easement Analyst
kwilson@jcsud.com
(817) 760-5204

Enclosure: Submitted Plat for Approval

