



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

The Planning & Zoning Commission will hold a regular meeting on January 4, 2021 at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua City Council meeting in person, or access the meeting via videoconference, or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/84115519568?pwd=N3EwVFpzcEdRamc2cTZVWTZjb1I5dz09>

Meeting ID: 841 1551 9568 Passcode: 189499 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 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. City Secretary to administer Oath of Office to newly appointed/re-appointed director(s).

D. Discuss, consider, and possible action on meeting minutes of December 7, 2020.

E. Discuss, consider, and possible action on approval of a Final Plat of Lots 1-7, Block 1, Patt Mayfield Addition being a 3.819 acre tract of land in the WW Byer Survey, Abstract No. 29, City of Joshua, Johnson County, Texas and located at the northeast corner of Veatch Ave. and 8th Street.

F. Adjourn.

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

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

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

CERTIFICATE:

I hereby certify that the above agenda was posted on the 31st day of December 2020 by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
DECEMBER 07, 2020
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on December 07, 2020 at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas. This meeting is closed to the public and subject to the Open Meeting Laws of the State of Texas.

City facilities are closed to the public in response to a health emergency specifically Coronavirus Disease (COVID-19). This meeting is available via live stream. Join Zoom Meeting:

<https://us02web.zoom.us/j/85888527362?pwd=OCtUYWVQMxorVTRKaW1BUXZDL3JXdz09>

Meeting ID: 858 8852 7362 Passcode: 244100 or dial 1-346-248-7799.

Planning & Zoning Commission Members Present: Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Richard Connally, Place 4, and Bryan Sears, Place 6.

Planning & Zoning Commission Members Absent: Michael Frazier, Place 3; and Billy Jenkins, Place 7.

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

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

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. City Secretary to administer Oath of Office to newly appointed/re-appointed director(s).

City Secretary administered the Oath of Office to: John Mauldin.

- D. Discuss, consider, and possible action on meeting minutes of November 7, 2020.

Commissioner Sears moved to approve the meeting minutes of November 7, 2020. Commissioner Gage seconded the motion. The motion passed unanimously.

- E. Discuss, consider, and possible action on approval of a final plat on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. and State Highway 174, and being located within the Joshua

Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a mixed use center for restaurant, personal service, retail and medical offices.

Commissioner Sears moved to approve a final plat on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a mixed use center for restaurant, personal service, retail and medical offices. Commissioner Mauldin seconded the motion. The motion passed unanimously.

- F. Public hearing regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing properties from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lots.

Commissioner Gibson opened the public hearing regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing properties from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lots at 6:37 pm.

a. Staff Presentation

Development Services Director Maldonado made the following statement:

A preliminary plat of Joshua Station Addition was approved in 2008. There have been numerous final plats and replats of this 44 acre tract of land since 2008, including the final plat of Lot 10. During that time, the name of the plat for Lot 10 was changed from Joshua Station Addition to Cypress Creek Addition. Regardless, it is part of the same preliminary plat that was approved in 2008. The subject property is referred to as Lot 6, as per the approved preliminary plat and will be platted as such. There was a Planned Development District and associated Conceptual Plan approved for Lot 10, Cypress Creek Addition; however, other properties within this preliminary platted area, as they develop, need to have the PD designation and Detailed Site Plan approved prior to construction.

The proposed development of this property is to allow for a Starbucks establishment, a medical office, and small retail establishment. This proposal is for a multiuse structure consisting of 5,700 square feet. Of this total square footage, 2100 square feet is slated as a Starbucks with the remaining 3,600 square feet being used as medical offices and/or personal service or retail.

A recommendation was made on November 2, 2020 for the approval of a Planned Development District of this property and on November 19, 2020 the City Council made a final approval of the PD.

- b. Owner's Presentation- NA
- c. Those in Favor-NA
- d. Those Against-NA
- e. Owner's Rebuttal-NA

Commissioner Gibson closed the public hearing at 6:39pm.

- G. Discuss, consider, and possible action on making a recommendation to the City Council regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing property from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lot. Commissioner Connelly moved to recommend approval to the City Council regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing property

from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lot. Commissioner Sears seconded the motion. The motion passed unanimously.

H. Adjourn.

Commissioner Gibson adjourned the meeting at 6:44 p.m.

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: January 4, 2021



Planning & Zoning Commission Agenda January 4, 2021

Agenda Item: Final Plat (Action Item)

Agenda Description:

Final Plat approval of Lots 1-7, Block 1, Patt Mayfield Addition being a 3.819 acre tract of land in the WW Byer Survey, Abstract No. 29, City of Joshua, Johnson County, Texas and located at the northeast corner of Veatch Ave. and 8th Street.

Background Information:

HISTORY: This is 3.819 acre tract of land in an infill parcel in a developed area of Joshua. There are single family residential uses surrounding this vacant tract. This property has never been platted.

ZONING: This property is zoned R-1 Single Family Residential.

ANALYSIS: The final plat is for (6) single family residential lots all exceeding the minimum 10,000 sf requirement for this district. The applicant is also showing a 2.115 acre lot that will be a large single family residential lot.

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

TRANSPORTATION: Rights-of-Way dedication is required along the length of 8th Street and varies in width from 16.73 feet down to 13.48 feet.

RECOMMENDATION: It appears this application meets the minimum requirements as set forth in the City of Joshua Subdivision Ordinance.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director
Staff recommends approval

Attachments:

- 1) Final Plat Application
- 2) Legal Description
- 3) Johnson County Special Utility District Approval Letter
- 4) Map
- 5) Final Plat

City of Joshua Final Plat Application

SUB-DIVISION NAME: Patt Mayfield Addition

PROPOSED LEGAL DESCRIPTION: Patt Mayfield Addition ACRES: 3.826

ZONING: R1 PROPOSED USE: SINGLE FAMILY

BEING PLATTED AS: LOTS: 1-7 BLOCKS: 1 PHASES: _____

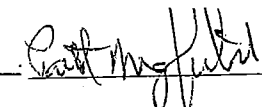
CURRENT LEGAL DESCRIPTION: called 3.826 acres in the W.W. Byers Survey A-29

TOTAL DENSITY (UNITS/ACRE): _____ AVERAGE LOT SIZE: 0.245

SURVEYOR: Trans Texas Surveying & Mapping EMAIL: laurap@transtexassurveying.com

ADDRESS: 401 N. Nolan River Road, PHONE: 817-556-3440

CITY, STATE, & ZIP: Cleburne, Texas 76033

SIGNATURE:  DATE: 2/3/20

DEVELOPER: _____ EMAIL: _____

ADDRESS: _____ PHONE: _____

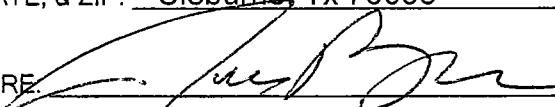
CITY, STATE, & ZIP: _____

SIGNATURE: _____ DATE: _____

ENGINEER: Childress Engineers EMAIL: joshb@childress-engineers.com

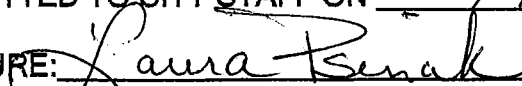
ADDRESS: 211 N Ridgeway Dr. PHONE: 817-645-1118

CITY, STATE, & ZIP: Cleburne, Tx 76033

SIGNATURE:  DATE: 1/31/2020

NOTICE: The City of Joshua will no longer provide copies of plats to franchise utility companies. It will be the responsibility of the applicant to submit the plat to each of the utility companies for review and approval. The plat will not be filed of record without approval letters from each utility company being water/wastewater, electric, gas, & phone.

APPLICATION SUBMITTED TO CITY STAFF ON 2/4/2020

APPLICANT SIGNATURE: 

CITY STAFF SIGNATURE: 

FP-2020-02

EXHIBIT A

BK 3458 PG 0926

Being a part of the W.W. BYERS SURVEY, ABSTRACT NO. 29, in the City of Joshua, Johnson County, Texas, and being a part of the tract of land conveyed to Mrs. Berta Lawson by John H. Veatch on April 20, 1932, by deed of record in Volume 285, Page 99, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron pin with a plastic cap marked Gossett found in the North line of East Eighth Street, said pin being the Southwest corner of a tract of land out of said survey conveyed to I.F. Boyle, et ux by deed recorded in Volume 331, Page 376, Deed Records, Johnson County, Texas;

THENCE North 89 degrees, 20 minutes, 30 seconds West along the North line of said East Eighth Street a distance of 472.35 feet to a 3/8 inch iron pin found for corner in the East line of Veatch Avenue;

THENCE North along said East line of Veatch Avenue a distance of 283.80 feet to an 1/2 inch iron pin with a plastic cap marked RPLS 1598 set for corner at the Southwest corner of a tract of land conveyed to Ralph T. Graves by deed recorded in Volume 376, Page 553, Deed Records, Johnson County, Texas;

THENCE North 89 degrees, 48 minutes, 06 seconds East along the South line of said Graves tract a distance of 120.65 feet to a 1 inch iron pin with a plastic cap marked RPLS 1598 set for corner at the Southeast corner of said Graves tract;

THENCE North along the East line of said Graves tract a distance of 83.00 feet to a 3/4 inch iron pin set for corner at the Northeast corner of said Graves tract;

THENCE North 89 degrees 48 minutes, 06 seconds East, a distance of 350.96 feet to a 5/8 inch iron pin found for corner in the West line of a tract of land conveyed to Donald Bruce Ray by deed recorded in Volume 1218, Page 382, Real Records of Johnson County, Texas;

THENCE South 00 degrees, 04 minutes, 54 seconds East, at 138.00 feet to a 1/2 inch iron pin found at the Southwest corner of said Ray tract and the Northwest corner of said Boyle tract continuing along the West line of said Boyle tract and generally along a fence in all a distance of 382.10 feet to the POINT OF BEGINNING and containing 3.826 acres of land, more or less.

After recording return to:

Patt Mayfield Enterprises, Inc.
P.O. Box 306
Joshua, TX. 76058

BK 3458 PG 0927

WARNING—THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 2:23 AM/PM

JAN 21 2005

County Clerk Johnson County
By [Signature] Deputy

ANY PROVISION HEREIN WHICH
RESTRICTS THE SALE, RENTAL OR
USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND
UNENFORCEABLE UNDER FEDERAL
LAW.

STATE OF TEXAS
COUNTY OF JOHNSON

That I hereby certify this instrument was FILED on the date and at the
time stamped hereon by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS in the
Volume and Page as shown hereon.

[Signature]
CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS



Johnson County Special Utility District

"Quality and Service since 1965"

September 12, 2019

Location: Patt Mayfield Addition
Veatch St and 8th St
Joshua TX 76058

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 Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A hydraulic analysis has been modeled for 7 lots onto the JCSUD system. Per the analysis, the development is capable of connecting to the system, without offsite infrastructure needing to be installed.

A preliminary plat was submitted for review to the District, a copy of the submitted plat is enclosed with this letter.

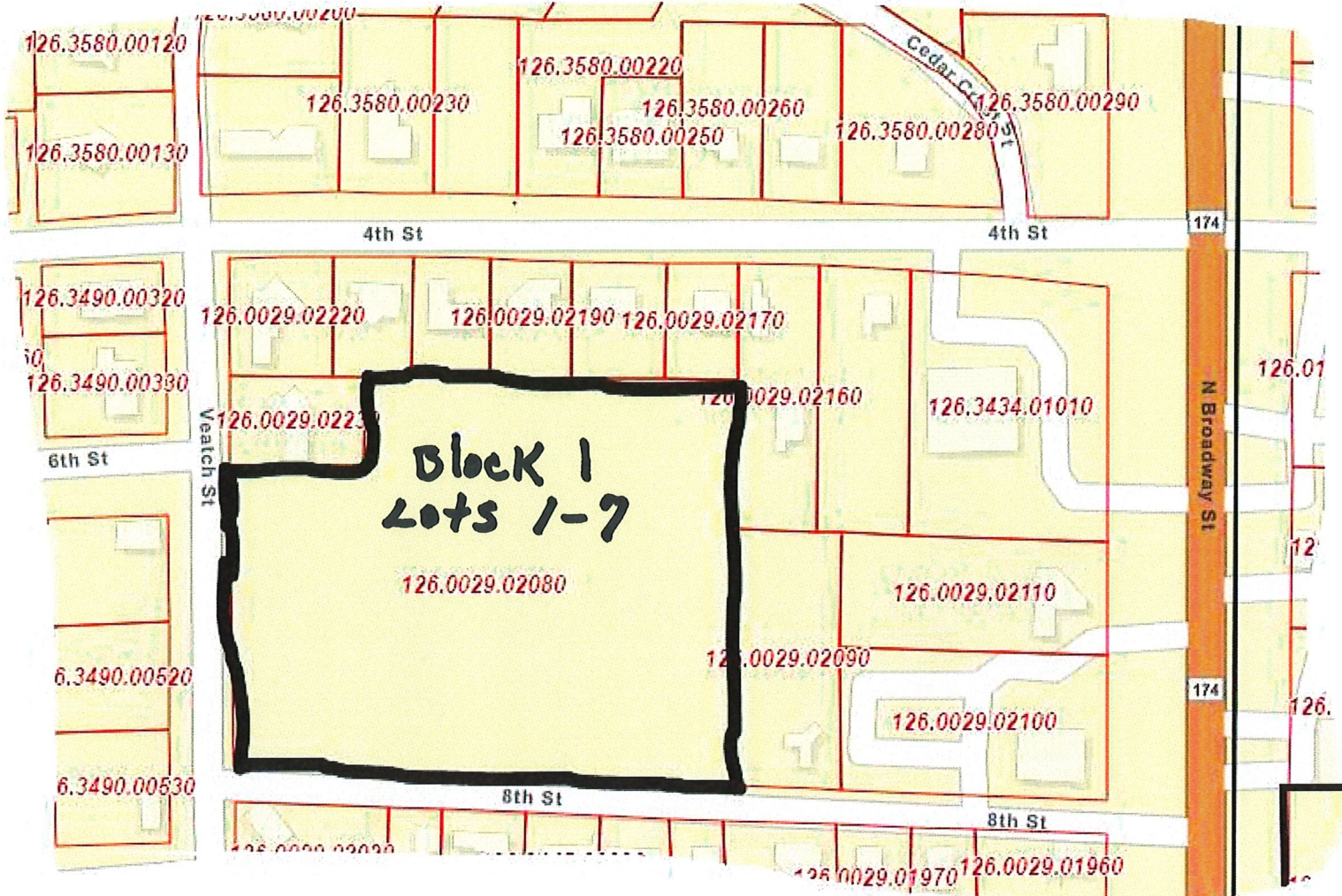
This letter serves as notification that JCSUD approves the submitted plat as well as approval of the aforementioned lots connecting onto the system.

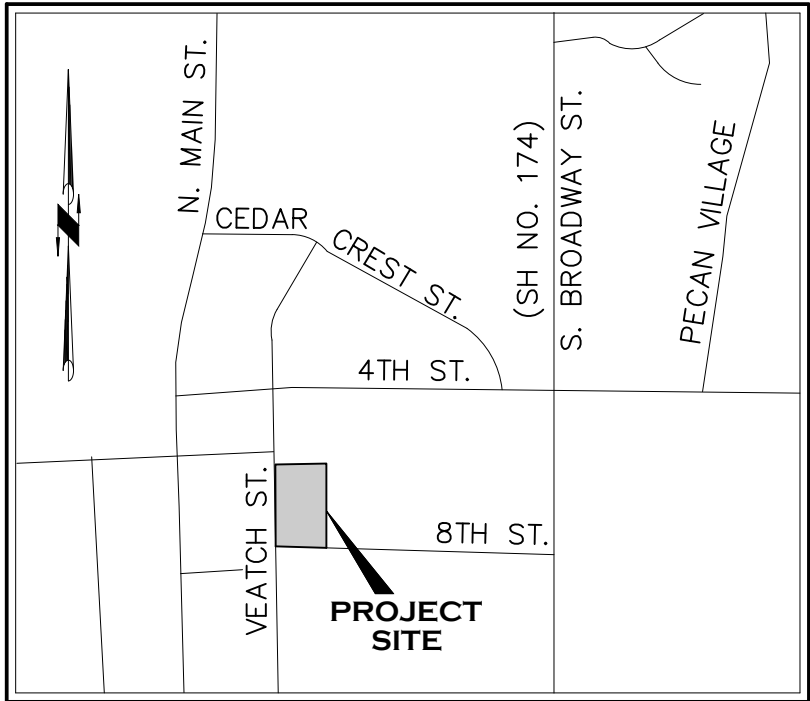
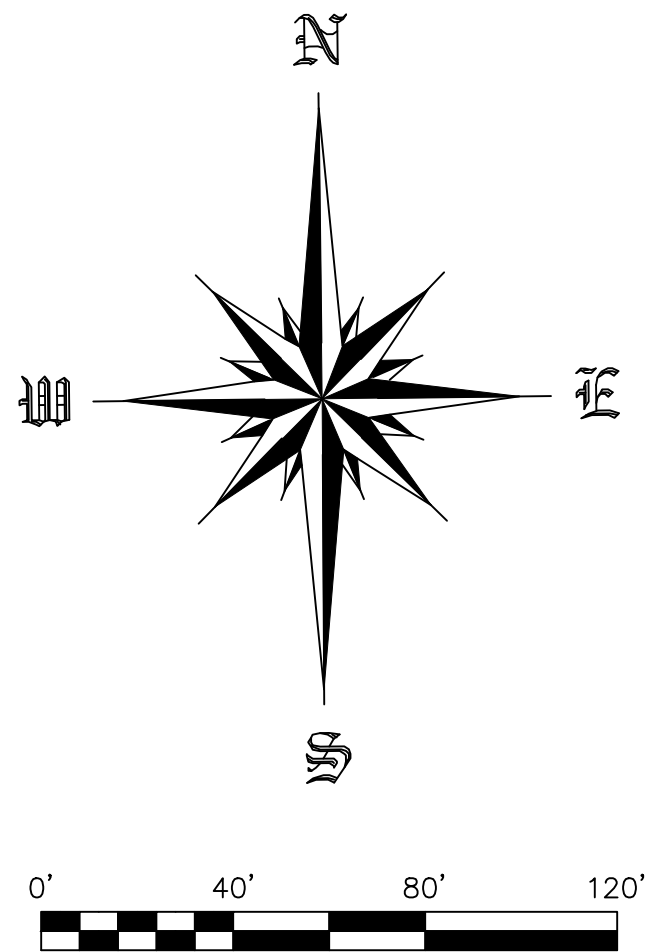
This letter does not verify approval of the utility plans.

Sincerely,

Dana Collier
System Development Manager
dcollier@jcsud.com
(817) 760-5226

Enclosure: Submitted Plat for Approval





VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRF
○ IRON ROD FOUND
5/8" IRON ROD SET WITH A CAP
STAMPED "TRANS TEXAS
SURVEYING"
CIRF
(C.M.) CAPPED IRON ROD FOUND
CONTROLLING MONUMENT

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOTS 1-7, BLOCK 1, MAYFIELD ADDITION, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE CITY COUNCIL 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

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

INSTRUMENT # ____ YEAR ____

DRAWER ____ SLIDE ____

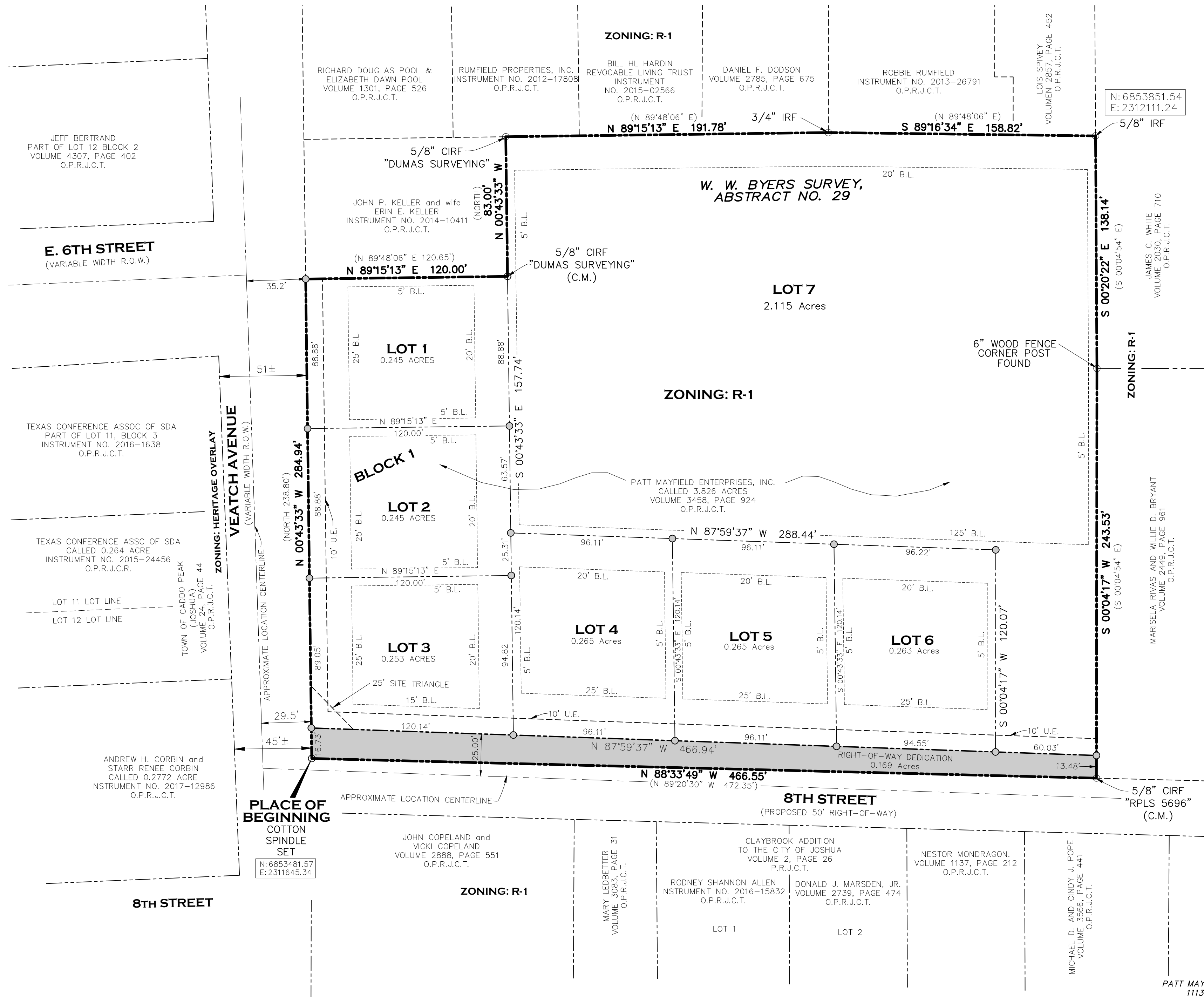
DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

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.
- 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 PROPERTY MAY BE SUBJECT TO CHARGES, RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE."
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- "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."
- 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.
- THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
- 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."



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE W.W. BYERS SURVEY, ABSTRACT NO. 29, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 3.826 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3458, PAGE 924, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS, (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID 3.826 ACRE TRACT, AND BEING IN THE INTERSECTION OF VEATCH AVENUE AND 8TH STREET;

THENCE, N 00°43'33" W, WITH THE EAST LINE OF SAID VEATCH AVENUE, A DISTANCE OF 284.94 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING", FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 3.826 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOHN P. KELLER AND WIFE ERIN E. KELLER AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-10411, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID 3.826 ACRE TRACT AND SAID KELLER TRACT THE FOLLOWING BEARINGS AND DISTANCE:

N 89°15'13" E, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING";

N 00°43'33" W, A DISTANCE OF 83.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING";

THENCE, WITH THE NORTH LINE OF SAID 3.826 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 89°15'13" E, A DISTANCE OF 191.78 FEET TO A 3/4" IRON ROD FOUND;

S 89°16'34"E, A DISTANCE OF 158.82 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 3.826 ACRE TRACT;

THENCE, WITH THE EAST LINE OF SAID 3.826 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 00°20'22" E, A DISTANCE OF 138.14 FEET TO A 6" WOOD FENCE POST FOUND;

S 00°04'17"W, A DISTANCE OF 243.53 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 5696" FOUND FOR THE SOUTHEAST CORNER OF SAID 3.826 ACRE T TRACT;

THENCE, N 88°33'49" W WITH THE COMMON LINE OF SAID 3.826 ACRE TRACT AND NORTH LINE OF SAID 8TH STREET, A DISTANCE OF 466.55 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.819 ACRES OF LAND.

STATE OF TEXAS COUNTY OF JOHNSON

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1 - 7 BLOCK 1, PATT MAYFIELD ADDITION, SUBDIVISION TO THE CITY OF JOSHUA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT NO OTHER PARTIES HAVE A MORTGAGE OR LIEN INTEREST IN THE THIS PROPERTY.

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

THERE ARE NO LIENS AGAINST THE PROPERTY.

PATT MAYFIELD ENTERPRISES, INC.

PATT MAYFIELD, PRESIDENT OF MAYFIELD ENTERPRISES, INC.

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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, 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

PRELIMINARY PLAT WAS APPROVED
BY THE CITY COUNCIL
ON JANUARY 16, 2020

FINAL PLAT SHOWING

LOTS 1-7, BLOCK 1
PATT MAYFIELD ADDITION
AN ADDITION TO THE
OF THE CITY OF JOSHUA
BEING 3.819 ACRES OF LAND LOCATED IN THE
W.W. BYERS SURVEY, ABSTRACT NO. 29,
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.



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

Scale: 1"=40' Date: 04/06/20 DWG: 20190047-FINAL PLAT
Drawn: LGP Checked: JW Job: 20190047