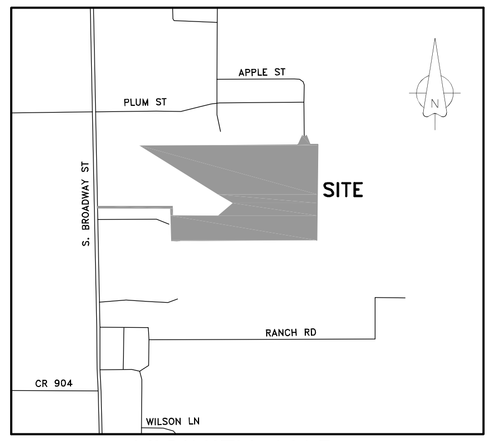


VICINITY MAP
N.T.S.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0160J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONE A: THE BASE FLOOD ELEVATION (875) WAS DEVELOPED USING A SIMPLIFIED METHOD AS DESCRIBED IN FEMA MANUAL #265.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FEMA BASE FLOOD ELEVATION CALCULATION:

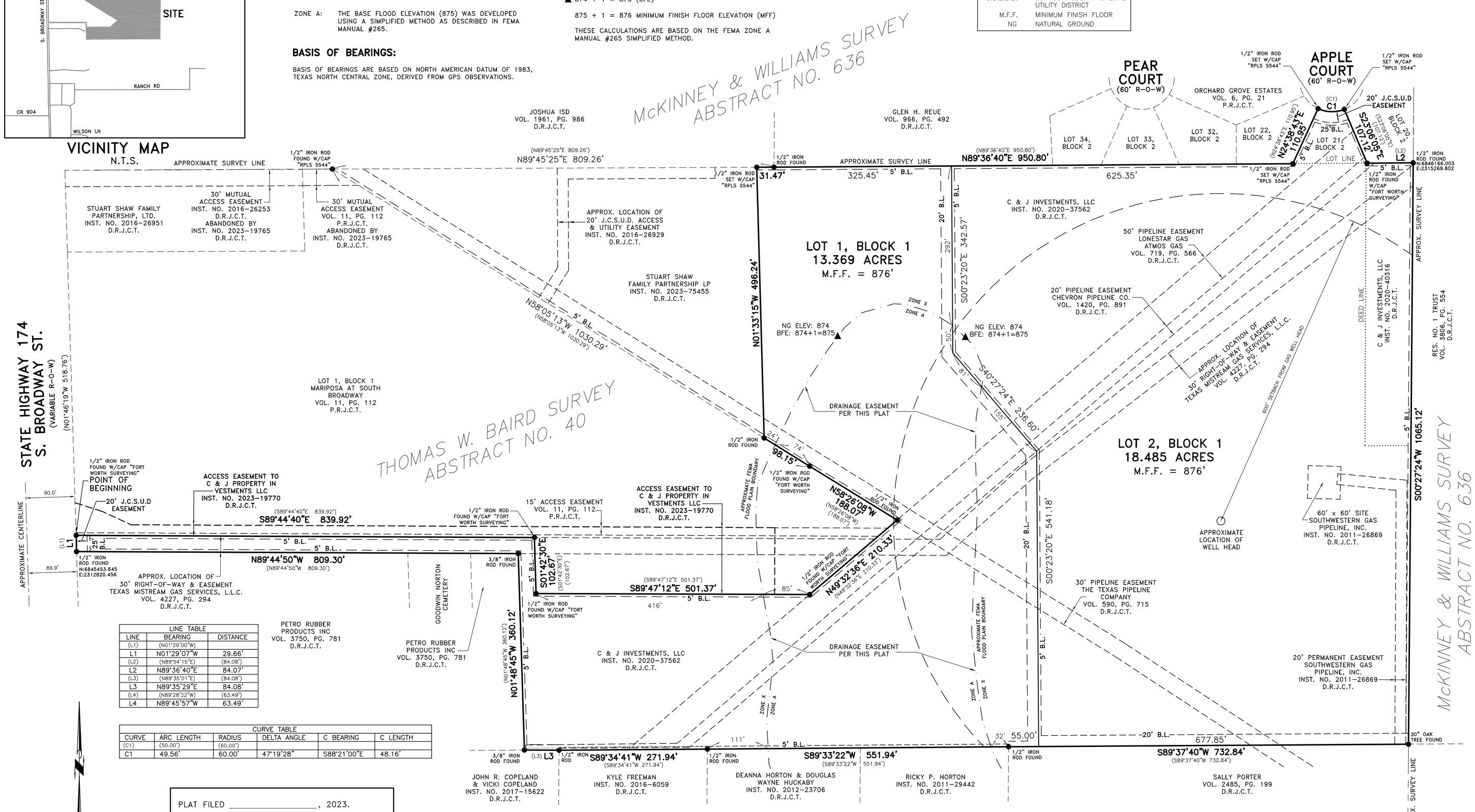
THE INTERSECTION OF THE APPROXIMATE LOCATION OF THE 100 YR FLOOD PLAIN BOUNDARY WITH AN EXISTING CONTOUR NEAREST OR ADJACENT TO THE PROPOSED STRUCTURE LOCATION PLUS 1/2 THE CONTOUR INTERVAL (1 FOOT) EQUALS THE BASE FLOOD ELEVATION (BFE).

▲ 874 + 1 = 875 (BFE)

875 + 1 = 876 MINIMUM FINISH FLOOR ELEVATION (MFF)

THESE CALCULATIONS ARE BASED ON THE FEMA ZONE A MANUAL #265 SIMPLIFIED METHOD.

LEGEND	
.....	INTERIOR TRACT LINES TO BE REMOVED
B.L.	BUILDING LINE
B.F.E	BASE FLOOD ELEVATON
J.C.S.U.D.	JOHNSON COUNTY SPECIAL UTILITY DISTRICT
M.F.F.	MINIMUM FINISH FLOOR
NG	NATURAL GROUND



LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	(N01°29'00"W)	
L1	N01°29'07"W	29.66'
(L2)	(N89°54'15"E)	(84.08')
L2	N89°36'40"E	84.07'
(L3)	(N89°35'01"E)	(84.08')
L3	N89°35'29"E	84.08'
(L4)	(N89°28'22"W)	(63.49')
L4	N89°45'57"W	63.49'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
(C1)	(50.00')	(60.00')			
C1	49.56'	60.00'	47°19'28"	S88°21'00"E	48.16'

0' 100' 200'

SCALE: 1" = 100'

PLAT FILED _____, 2023.

JOHNSON COUNTY PLAT RECORDING

INSTRUMENT # _____ YEAR _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

APPROVED:

_____
CHAIRMAN
PLANNING &
ZONING COMMISSION — DATE

ATTEST:

_____
CITY SECRETARY — DATE

UTILITIES SERVICING SITE:

WATER: J.C.S.U.D.
ELECTRIC: U.C.S.
GAS: ATMOS
FIRE: J.C. ESD #1
SEWER: ON-SITE SEPTIC

OWNER:

JAMES DORNAN
C & J INVESTMENTS INC.
4011 CHISHOLM TRAIL
CROWLEY, TX 76036
JAMESDORNAN21@GMAIL.COM
817-692-1006

SURVEYOR:

DFW Geodesy
1108 SOUTH DOBSON STREET
BURLESON, TX 76028
817-447-4122
mpowell@dfwgeodesy.com
TBPELS FIRM NO. 100766

CASE NO. FP2022-03

NOTES:

1. 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 WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

2. THE ZONING DISTRICT DESIGNATION OF SUBJECT PROPERTY IS IN "R-1".

3. THE PROPOSED LOTS ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:

MINIMUM FRONT SETBACK: 25 FEET
MINIMUM SIDE SETBACK: 5 FEET
MINIMUM REAR SETBACK: 20 FEET

4. 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.

5. THE DEVELOPER OFFERS A WAIVER OF CLAIMS FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

6. THERE ARE NO LIENS AGAINST THE PROPERTY.

NOTES:

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

8. A 20' EASEMENT GRANTED TO JOHNSON COUNTY FRESH WATER WATER SUPPLY, DISTRICT #1, IN THAT DOCUMENT RECORDED IN VOLUME 949, PAGE 195, AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE FROM RECORD.

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF DORNAN ACRES, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2023.

THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL BY THE PLANNING AND ZONING COMMISSION DURING WHICH TIME IT SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS. FAILURE TO RECORD THIS PLAT WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL SHALL RENDER THE PLAT INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS _____DAY OF _____, 2023.

_____
CITY SECRETARY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JAMES DORNAN, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1 & 2, BLOCK 1, DORNAN ACRES, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND I DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEY, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

WITNESS MY HAND AT JOSHUA, JOHNSON COUNTY, TEXAS, THIS THE _____ DAY OF_____, 2023.

_____
JAMES DORNAN
C & J INVESTMENTS INC.

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES DORNAN, 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 PURPOSED 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 _____, 2023.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS C & J PROPERTY INVESTMENTS, LLC. ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40 AND McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 35.283 ACRE TRACT OF LAND CONVEYED TO C & J PROPERTY INVESTMENTS, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-37562, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT CERTAIN 1.00 ACRE TRACT OF LAND CONVEYED C & J PROPERTY INVESTMENTS, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-40316, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

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

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

THENCE N 58°05'13" W CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 98.15 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTEAST CORNER OF A TRACT OF LAND CONVEYED TO STUART SHAW FAMILY PARTNERSHIP LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-75455, D.R.J.C.T.;

THENCE N 01°33'15" W ALONG THE EAST LINE OF SAID STUART SHAW FAMILY PARTNERSHIP LP TRACT, A DISTANCE OF 496.24 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 35.283 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID STUART SHAW FAMILY PARTNERSHIP LP TRACT;

THENCE N 89°45'25" E ALONG SAID NORTH LINE, A DISTANCE OF 31.47 FEET TO A 1/2" IRON ROD FOUND;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 01°29'07" W, A DISTANCE OF 29.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.854 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, MATT POWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN 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.

_____
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 08/14/23

FINAL PLAT
LOTS 1 & 2, BLOCK 1

DORNAN ACRES

31.854 ACRES
THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40 AND
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636
2 RESIDENTIAL LOTS
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40 AND McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 35.283 ACRE TRACT OF LAND CONVEYED TO C & J PROPERTY INVESTMENTS, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-37562, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT CERTAIN 1.00 ACRE TRACT OF LAND CONVEYED C & J PROPERTY INVESTMENTS, LLC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-40316, D.R.J.C.T.
08/01/23

DFW JOB NUMBER 2018083-02