

- NOTES**
- ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING MARCH, 2023.
 - ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD88.
 - ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48251C0160J EFFECTIVE DATE DECEMBER 04, 2012 THIS PROPERTY APPEARS TO LIE IN ZONE 'X'.
 - ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
 - 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.
 - CURRENT ZONING OF TRACT IS RESTRICTED COMMERCIAL(C1).
 - MINIMUM FRONT SETBACK - 25 FEET.
 - MINIMUM SIDE SETBACK - NONE, IF ADJACENT TO ANOTHER NONRESIDENTIAL DISTRICT; 15 FEET, IF ADJACENT TO RESIDENTIAL; 15 FEET, IF ADJACENT TO STREET (PUBLIC OR PRIVATE).
 - MINIMUM REAR SETBACK - NONE, IF ADJACENT TO ANOTHER NONRESIDENTIAL DISTRICT; 15 FEET, IF ADJACENT TO RESIDENTIAL; 25 FEET IF THE REAR YARD IS ADJACENT TO A STREET (PUBLIC OR PRIVATE) - IT WILL BE CONSIDERED A FRONT YARD.
 - UTILITY EASEMENT RESTRICTION STATEMENT**
"ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON 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."
 - PUBLIC OPEN SPACE RESTRICTION STATEMENT**
"NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30") TO A HEIGHT OF TEN FEET (10') ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT."
 - DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT**
"NO CONSTRUCTION OR FILLING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION."
 - WAIVER OF CLAIMS FOR DAMAGES**
"THE FINAL PLAT SHALL CONTAIN A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION."
 - SIGHT TRIANGLE REQUIREMENT**
"THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE."

**STATE OF TEXAS
COUNTY OF JOHNSON**

That we, Stuart Shaw Family Partnership, LTD., owners of the herein described tract of land. Do hereby designate the herein described property as **Lots 1, Block 1, Purseley Addition**, an addition to Johnson County, Texas, in person or through a duly authorized agent, dedicates the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

There are no liens against the property.

OWNER: PC INVESTORS, LLC.
(AUTHORIZED REPRESENTATIVE)

**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/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

**STATE OF TEXAS
COUNTY OF JOHNSON**

Whereas, PC Investors, 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 40, County of Johnson, according to the deed recorded in Document No. 2023-19766, Official Public Records, Johnson County, Texas, and being more fully described by Metes and Bounds as follows:

LEGAL DESCRIPTION

BEGIN 1.50 acres of land, situated in the Thomas W. Baird Survey, Abstract No. 40, Johnson County, Texas, being all of a called 1.50 acre tract described in a deed to PC Investors, LLC., as recorded in Document No. 2023-19766, of the Official Public Records, Johnson County, Texas, and being more fully described by Metes and Bounds as follows:

BEGINNING at a 1/2" capped iron rod found at the southwest corner of said 1.500 acre tract, at a northwest corner of Lot 1, Block 1, of the Mariposa at South Broadway Subdivision according to the plat thereof as recorded in Volume 11, Page 112, Plat Records, Johnson County, Texas, on the east right of way line of State Highway No. 174(S. Broadway Street), and on the west line of said Thomas W. Baird Survey;

THENCE N 01°45'48" W, along the west line of said 1.500 acre tract and said east right of way line a distance of 150.05 feet to a 1/2" capped iron rod stamped (RECER & FOX) found at the northwest corner of said 1.500 acre tract, at the southwest corner of a called 11.772 acre tract described in a deed to Joshua Independent School District as recorded in Volume 1961, Page 986, Real Property Records, Johnson County, Texas, and on said east right of way line;

THENCE N 89°47'07" E, along the north line of said 1.500 acre tract and the south line of said 11.772 acre tract a distance of 435.67 feet to a 1/2" capped iron rod stamped (RECER & FOX) found at the northeast corner of said 1.500 acre tract, on the south line of said 11.772 acre tract, and at a northwest corner of said Lot 1, Block 1, from which a 1/2" capped iron rod found at the northeast corner of said Lot 1, Block 1, and on the south line of said 11.772 acre tract, bears N 89°45'19" E a distance of 55.33 feet for reference;

THENCE S 01°47'37" E, along the east line of said 1.500 acre tract and a west line of said Lot 1, Block 1, a distance of 149.78 feet to a PK nail in concrete found at the southeast corner of said 1.500 acre tract and at an ell corner of said Lot 1, Block 1;

THENCE S 89°44'58" W, along the south line of said 1.500 acre tract and a north line of said Lot 1, Block 1, a distance of 435.74 feet to the **POINT OF BEGINNING**, containing 65,295 Square Feet and/or 1.50 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as _____, 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) hand(s) at Joshua, Johnson County, Texas this the ____ day of _____, 2023.

**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/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

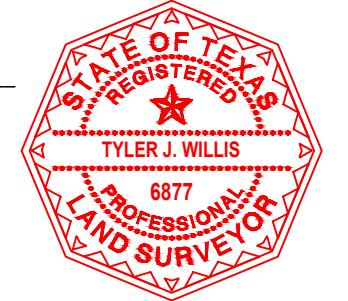
MY COMMISSION EXPIRES: _____

This is to certify that I, Tyler J. Willis, 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
(NOT TO BE RECORDED)**

Tyler J. Willis, Surveyor
Texas R.P.L.S. No. 6877

Date: 08/21/2023



APPROVED:

Chairman _____ DATE _____
Planning & Zoning Commission

ATTEST:

CITY SECRETARY _____ DATE _____

APPROVAL CERTIFICATES

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **LOT 1, BLOCK 1, PURSELLEY ADDITION**, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA ONE THE ____ DAY OF _____, 2023.

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 AL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUT HANDS, THIS ____ DAY OF _____, 2023.

CITY SECRETARY _____

FILED FOR RECORD _____

VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK _____

DEPUTY CLERK _____

OWNER:
PC INVESTORS, LLC.
4640 E FM 1187,
BURLESON, TX 76028
P: (817) 205-8676
E: JIMMYPURSELLEY@GMAIL.COM

ABBREVIATIONS		LEGEND	
IRF	IRON ROD FOUND	---	SUBJECT TRACT BOUNDARY
CIRS	CAPPED IRON ROD SET	---	ADJACENT TRACT BOUNDARY
N.C.B.	NEW CITY BLOCK	---	BUILDING SETBACK
O.P.R.	OFFICIAL PUBLIC RECORDS	---	EXISTING EASEMENT
D.P.R.	DEED AND PLAT RECORDS	---	CENTRAL LINE ROAD
J.C.T.	JOHNSON COUNTY TEXAS	---	RIGHT OF WAY (R.O.W.)
DOC.	DOCUMENT NUMBER	---	UNDERGROUND TELEPHONE
VOL.	VOLUME	---	OVERHEAD ELECTRIC
PAGE	PAGE	---	BARRIED WIRE FENCE
R.O.W.	RIGHT-OF-WAY	---	CHAIN-LINK FENCE
GAS (G)	GAS	---	PIPE FENCE
ELEC (E)	ELECTRIC	---	WOOD FENCE
TELE (T)	TELEPHONE	---	SURVEY ABSTRACT LINE
CATV (TV)	CABLE TELEVISION	---	CONTROL MONUMENT
ESMT	EASEMENT	---	CALCULATED POINT
		---	FOUND MONUMENT
		---	FOUND FENCE POST
		---	FOUND VALVE
		---	FOUND GAS METER
		---	FOUND ELECTRIC METER
		---	SET TOP MARKER
		---	IRON ROD STAMPED
		---	TREATMENT STORAGE
		---	UNLESS OTHERWISE NOTED
		---	MANHOLE
		---	CLEARCUT

FLOOD ZONE LEGEND

ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE AE BASE FLOOD ELEVATIONS DETERMINED.

ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**FINAL PLAT
LOT 1, BLOCK 1
PURSELLEY ADDITION**
1.50 Acres in
Thomas W. Baird Survey, Abstract A-40
1 Restricted Commercial Lot
City of Joshua, Johnson County, Texas
(August 21, 2023)

DATAPOINT SURVEYING & MAPPING	12450 Network Blvd. - Suite 155 San Antonio, TX 78249 Phone: 725-777-4240 Email: info@datapointsurveying.com Firm No. 10194555	DRAWN BY: ZM CHECKED BY: TW	DATE: 08/21/2023 DATE: 08/21/2023	REV: 0
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