

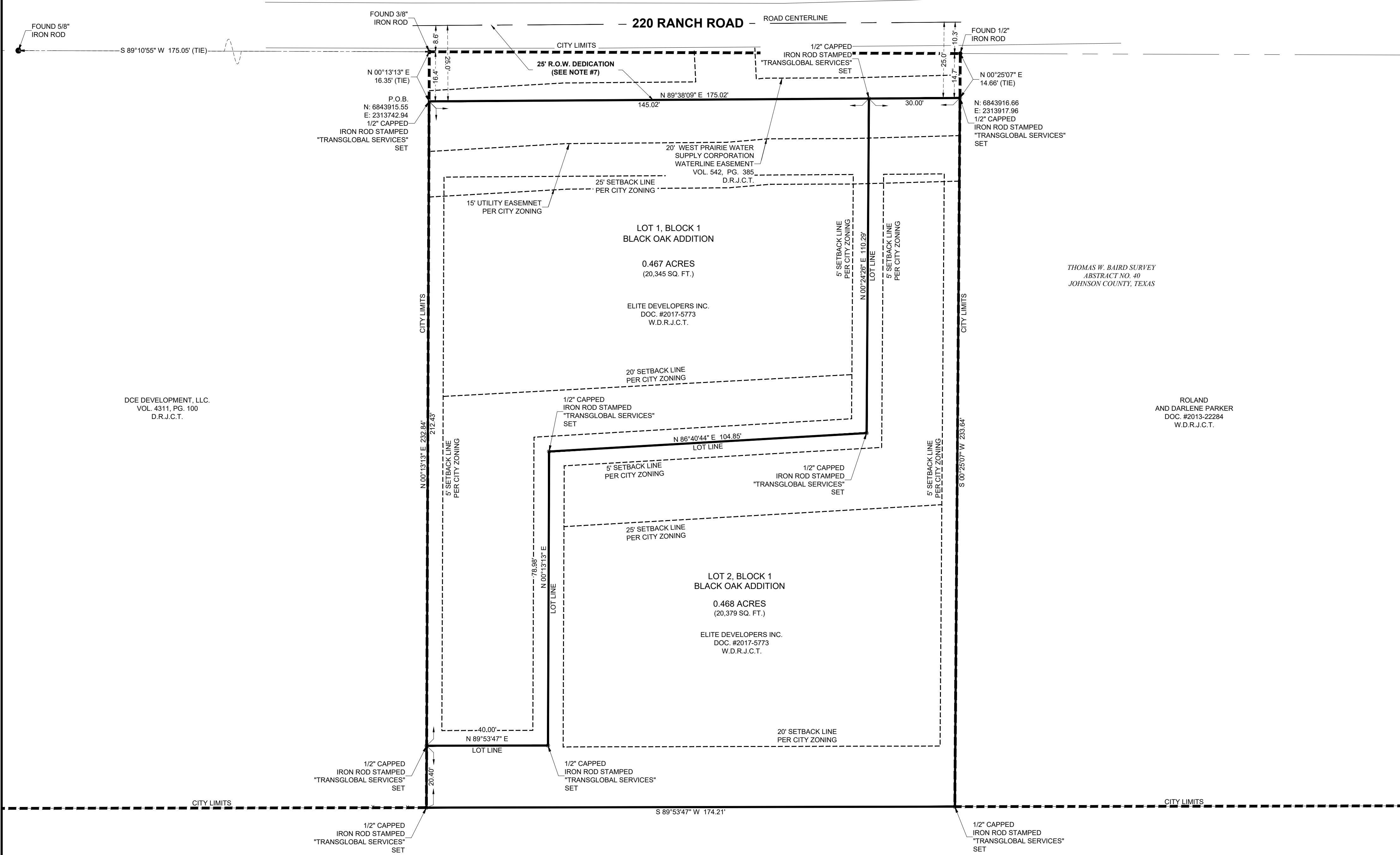
LOT 2, BLOCK 1
WOODED RANCHES
VOL. 386, PG. 641
P.R.J.C.T.

HOWARD DEIST AND
WIFE, PATSY DEIST
VOL. 1768, PG. 704
D.R.J.C.T.

HOWARD DEIST AND
WIFE, PATSY DEIST
VOL. 1768, PG. 704
D.R.J.C.T.

MARGIE PHILLIPS
DOC. #2019-1074
D.R.J.C.T.

DARLENE HUCKABY, JUSTIN
HUCKABY, AND KEVIN HUCKABY
DOC. #2014-19899
D.R.J.C.T.



CORY WILLIAM MENZEL
DOC. #2020-11166
D.R.J.C.T.

PURPOSE STATEMENT
The purpose of this plat is to split subject tract into 2 lots (Lot 1 and Lot 2, Block 1, BLACK OAK ADDITION).

Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.

**BLACK OAK
ADDITION SUMMARY**
LOT 1, BLOCK 1 = 0.467 AC. - 20,345 SQ. FT.
LOT 2, BLOCK 1 = 0.468 AC. - 20,379 SQ. FT.
TOTAL = 0.935 AC. - 40,724 SQ. FT.

NOTES:

- BEARINGS, DISTANCES, AREA AND COORDINATES SHOWN HEREON ARE GRID BASED ON "THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (4202).
- SEE DOCUMENTS AND ELECTRONIC DATA FILED IN THE OFFICE OF TRANSGLOBAL SERVICES, LLC FOR COMPLETE RECONSTRUCTION OF THESE SECTIONS OR BLOCKS.
- 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.
- ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, DATED DECEMBER 4, 2012 MAP NO. 4825101101, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- 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.
- 20' EASEMENT GRANTED TO JCSUD, INSTRUMENT NO. 2017-13624, D.R.J.C.T., DESCRIBES LAND THAT DOES INCLUDE THE SUBJECT PROPERTY.
- THERE IS A 25' RIGHT-OF-WAY DEDICATION FOR RANCH ROAD BY THIS PLAT, BEING 25' FROM CENTERLINE OF EXISTING PAVEMENT.

CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing plat of _____ Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the ____ day of _____, 20__.

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 _____, 20__.

City Secretary

Approved:

Chairman
Planning & Zoning Commission

Date

Attest:

City Secretary

Date

- LEGEND**
- ADJOINER PROPERTY LINE
 - CITY LIMITS
 - OVERHEAD ELECTRIC
 - PRIVATE EASEMENT
 - PERMANENT EASEMENT
 - TEMPORARY EASEMENT
 - FENCE LINE
 - POWER POLE
 - FOUND MONUMENT
 - SET MONUMENT
 - (R) RECORD
 - (M) MEASURED
 - GUY WIRE
 - WATER METER
 - IRIGATION CONTROL VALVE
 - TELEPHONE PEDESTAL

OWNER'S INFORMATION

NAME: ELITE DEVELOPMENT, INC.
ADDRESS: P.O. BOX 242
CITY, STATE, ZIP: JOSHUA, TEXAS 76058
PHONE: 817-357-7108
EMAIL: ELITEDEVELOPERSTX@GMAIL.COM

SURVEYOR'S INFORMATION

NAME: JAMES C. YARGER
ADDRESS: 2129 S. GREAT SOUTHWEST PKWY
SUITE 313
CITY, STATE, ZIP: GRAND PRAIRIE, TX 75051
PHONE: (817) 529-1180
EMAIL: Curtis.Yarger@transglobalinc.com

OWNER'S CERTIFICATE
(220 RANCH ROAD-ELITE DEVELOPERS, INC.)

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, ELITE DEVELOPERS, INC. are the owners of a tract of land situated in the THOMAS W. BAIRD Survey, Abstract No. 40, JOHNSON County, Texas and being out of a 0.99 acre tract conveyed to ELITE DEVELOPERS, INC., and being more particularly described as follows:

BEING AN 0.935 ACRE TRACT OF LAND SITUATED IN THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO ELITE DEVELOPERS, INC., AS RECORDED IN WARRANTY DEED 2017-5773, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAID 0.935 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID 0.935 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR THE ORIGINAL NORTHWEST CORNER OF SAID CALLED 1.00 ACRE TRACT BEARS N 00°13'13" W, A DISTANCE OF 16.35 FEET (TIE), SAID SET 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" BEING CALLED THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE OF N: 6843915.55, E: 2313742.94 FEET, FOR REFERENCE.

THENCE N 89°38'09" E, A DISTANCE OF 175.02 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.935 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE ORIGINAL NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT BEARS N 00°25'07" E, A DISTANCE OF 14.66 FEET (TIE);

THENCE S 00°25'07" W, A DISTANCE OF 233.64 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 0.935 ACRE TRACT;

THENCE S 89°53'47" W, A DISTANCE OF 174.21 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.935 ACRE TRACT;

THENCE N 00°13'13" E, A DISTANCE OF 233.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.935 ACRES OR 40,724 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ELITE DEVELOPERS, INC. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as LOT 1 AND LOT 2, BLOCK 1, BLACK OAK ADDITION, an addition to the City of Joshua, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The ELITE DEVELOPERS, INC. does herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Joshua.
- The City of Joshua is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Joshua's use thereof.
- The City of Joshua and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Joshua and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Joshua.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Joshua, Texas.

WITNESS, my hand, this ____ day of _____, 20__.

BY:

Authorized Signature

CLYDE SEWELL

STATE OF TEXAS
COUNTY OF ____

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the _____ 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 herein 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 _____ addition have been notified and signed this plat.

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.

Owner for _____

STATE OF TEXAS
COUNTY OF ____

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: _____

STATE OF TEXAS
COUNTY OF ____

Whereas (CLYDE SEWELL), acting by and through the under signed, its duly authorized agent, is (are) the lien holder(s) of the property described hereon, does (do) hereby ratify all dedications and provisions of this plat as shown.

(CLYDE SEWELL)

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 expressed and in the capacity therein stated and as the act and deed of said _____.

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, JAMES CURTIS YARGER, 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.

(JAMES C. YARGER), Surveyor

Texas R.P.L.S. No. 5854

Date: _____



TBPELS FIRM 10193740 / 19148
2129 S Great Southwest Parkway Suite 313
Grand Prairie, TX 75051
(817) 529-1180 ~ Fax (817) 529-1181

FINAL PLAT
LOT 1 & 2, BLOCK 1
BLACK OAK ADDITION
0.935 ACRES

SITUATED IN
THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40
2 RESIDENTIAL LOTS
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

DRAWN BY: JCY DATE: 03/03/22 DWG NO: 7312 PLAT_220 RANCH ROAD
CHECKED BY: JCY DATE: 03/03/22
SCALE: 1"=20' PAGE 1 OF 1

#	DATE	BY	DESCRIPTION	CHK
1			PROJECT NO. 7312	

