

LEGEND
● 1/2" IRON ROD SET W/CAP "PINS 5/4"
..... UNLESS OTHERWISE NOTED
..... LOT LINE TO BE REMOVED

APPROVED: _____

CHAIRMAN PLANNING & ZONING COMMISSION

DATE _____

ATTEST: _____

CITY SECRETARY _____ DATE _____

EASEMENT NOTES:

1. JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT RECORDED IN INSTRUMENT NO. 2021-43876, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PORTABLE FROM RECORD.

NOTES:

1. SETTING 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:

FRONT SETBACK: 25 FEET
SIDE SETBACKS: 5 FEET
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 PUBLIC UTILITY RIGHT-OF-WAY OR EGRESS TO AND FROM SUCH SYSTEMS. THE CITY OF JOSHUA SHALL HAVE THE RIGHT TO REMOVE ALL SUCH GROWTHS, EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND REPAIRING SUCH SYSTEMS. THE CITY OF JOSHUA SHALL NOT BE RESPONSIBLE FOR THE NECESSITY AT ANY TIME OF PROCURING THE REMOVAL OF ANYONE.
5. THE DEVELOPER OFFERS A WAIVER OF CLAIMS FOR DAMAGES AGAINST THE CITY OF JOSHUA AND THE CITY OF JOSHUA OFFERS A WAIVER OF CLAIMS FOR DAMAGES ESTABLISHED IN THE SUBDIVISION.

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF BRIAROAKS ESTATES, LOT 7, BEING A REPLAT OF THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, WAS APPROVED BY THE JOHNSON COUNTY COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2022.

JASON C. MURPHY
AND JUDITH G. MURPHY
INST. NO. 2020-20019
D.R.J.C.T.

THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF RECORDING. IF THE CITY OF JOSHUA DOES NOT APPROVE THIS PLAT, 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 _____, 2022.

CITY SECRETARY _____

BASIS OF BEARINGS:

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

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C01801 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.

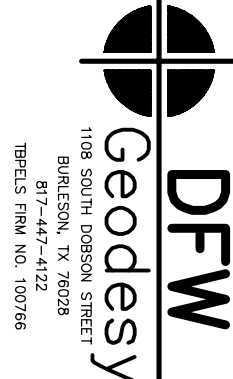
UTILITIES SERVICING SITE:

WATER: J.C.S.U.D.
ELECTRIC: UDS
SEWER: J.C. ESD #1
SEWER: ONSITE SEPTIC

OWNERS:

MELUODE M. DAVIS
& JUSTIN R. DAVIS
770 NW BARBARA LANE
Jude@jrd1.com
817-874-0176

SURVEYOR:



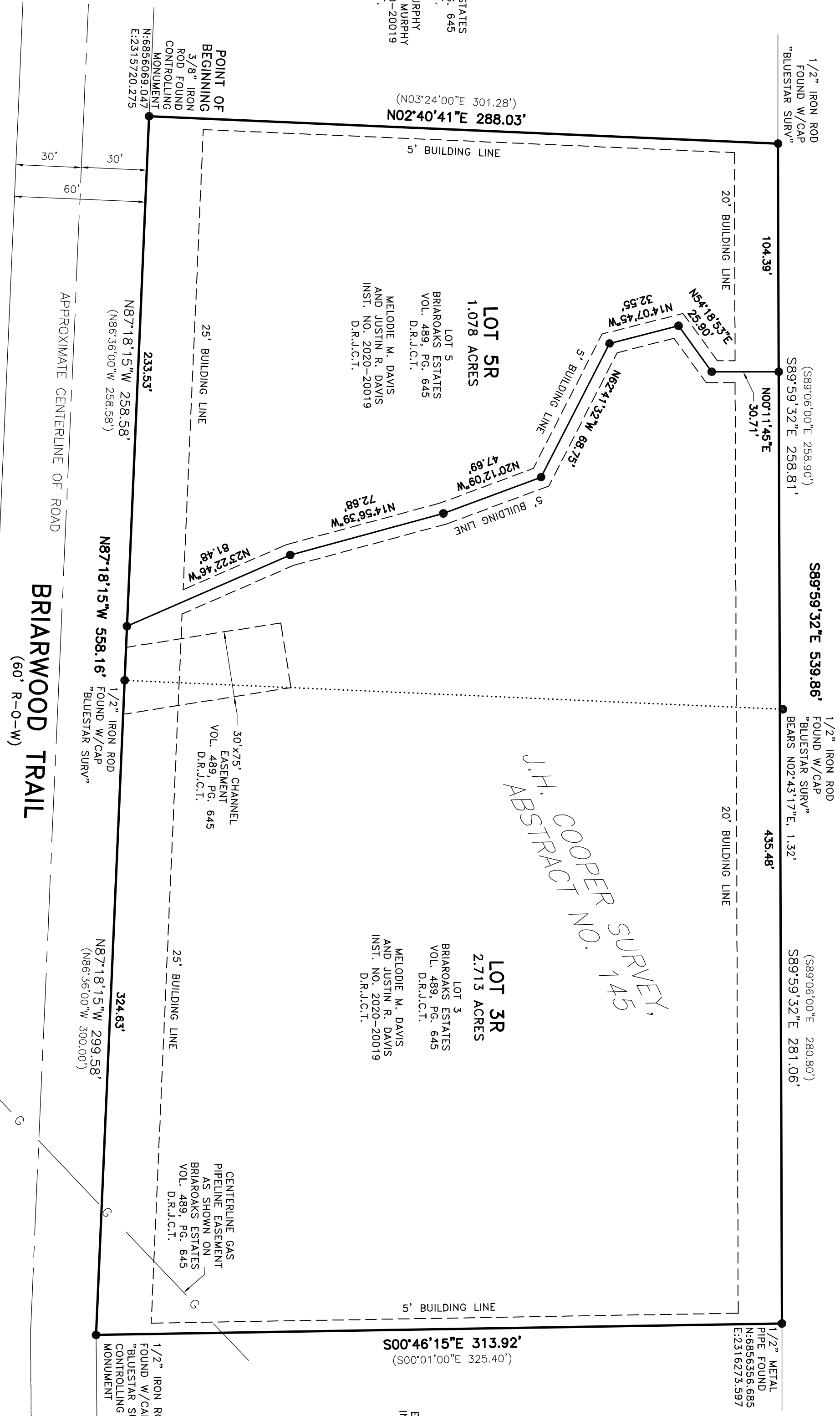
APPROVED BLOCK:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF BRIAROAKS ESTATES, LOT 7, BEING A REPLAT OF THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2022.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE JOHNSON COUNTY RECORDS, WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL. JOHNSON COUNTY, TEXAS, SHALL NOT BE RESPONSIBLE FOR THE NECESSITY AT ANY TIME OF PROCURING THE REMOVAL OF ANYONE.

WITNESS OUR HAND, THIS _____ DAY OF _____, 2022.

CITY SECRETARY _____



LOT 7
BRIAROAKS ESTATES
VOL. 489, PG. 645
D.R.J.C.T.

TIMOTHY D. SELMAN
AND WIFE SELMAN
MARGARET SELMAN
INST. NO. 2020-20019
D.R.J.C.T.

FORREST L. KIRKBRINK
AND WIFE KIRKBRINK
INST. NO. 2016-23014
D.R.J.C.T.

PLAT FILED _____, 2022.

JOHNSON COUNTY PLAT RECORDING

INSTRUMENT # _____ YEAR _____

DRAWER _____ SLIDE _____

BECKY WEY, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, MATT POWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PERSONALLY AND INDEPENDENTLY EXAMINED 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
STATE OF TEXAS
DATED: 04/21/22

STATE OF TEXAS
COUNTY OF JOHNSON

A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, BEING LOTS 3, 5, AND 7, BEING A REPLAT OF THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PUBLIC RECORDS, IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BRIARWOOD TRAIL, BEING THE WEST CORNER OF SAID LOT 7, AND THE SOUTHEAST CORNER OF LOT 7, OF SAID BRIAROAKS ESTATES.

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°40'41" E ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 288.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BLUESTAR SURV" AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE S 89°59'32" E ALONG THE NORTH LINE OF SAID LOTS 5 AND 3, A DISTANCE OF 539.87 FEET TO A 1/2" METAL PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE S 07°46'15" E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 313.92 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BLUESTAR SURV" IN SAID NORTH RIGHT-OF-WAY LINE AT THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE N 97°18'15" W ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOTS 3 AND 5, A DISTANCE OF 588.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.790 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MELODIE M. DAVIS AND JUSTIN R. DAVIS BY AND THROUGH THE UNDERSIGNED, ITS DAUGHTER AND HUSBAND, HAVE CAUSED THIS INSTRUMENT TO BE FORWARDED TO THE PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND WE DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEY, PARKS) AND EASEMENTS SHOWN HEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

WITNESS MY HAND AT JOSHUA, JOHNSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

MELODIE M. DAVIS
JUSTIN R. DAVIS

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY OF _____, 2022, I HAVE PERSONALLY MET AND KNOWN MELODIE M. DAVIS AND JUSTIN R. DAVIS, KNOWN TO ME OR PROVED 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

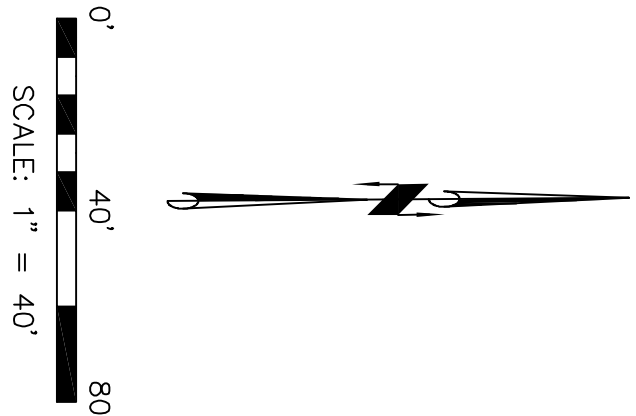
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY OF _____, 2022, I HAVE PERSONALLY MET AND KNOWN MELODIE M. DAVIS AND JUSTIN R. DAVIS, KNOWN TO ME OR PROVED 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 EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS



A REPLAT OF
LOTS 3R & 5R
BRIAROAKS ESTATES
3.790 ACRES

CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, BEING LOTS 3, 5, AND 7, BEING A REPLAT OF THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PUBLIC RECORDS, IS DESCRIBED AS FOLLOWS: