| 2. ALL COOPDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COOPDINATE SYSTEM, MORTH CENTRAL ZONE, WORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. 3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). 4. ANY VIEW STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES. 5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING TRACT OF LAND. 6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4825/C01601, DATED 1204/2012, ZONE X. 7. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VICLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS. CASE NO. FP2022-13 | BLOCK 5, ORIGINAL TOWN OF JOSHUA, VOL. 6, PG. 98A, P.R.J.C.T. LOT 12-R-2 | | DEBORAH L. COCHRAN, VOL. 4226, PG. 265, D.R.J.C.T. DEBORAH C. COCHRAN, VOL. 4226, PG. 265, D.R.J.C.T. DEBORAH C. COCHRAN, VOL. 4226, PG. 265, D.R.J.C.T. LOT 11 LOT 11 ST GH A T CH TH E VEA IN 13:06" E 11:7 11:7 11:7 12:1RS 94.45: 94.45: 10:0°57'13" E 25 BU ILLI IN 10:0°57'13" E 21:1840.5669 107.76' | ## 10TH STREET 80' RIGHT-OF-WAY 40.0' REET T-OF-WAY 79.77' 1/2" IRF BEGINNING 1/2" IRF BEGINNING 1/2" IRF BEGINNING 1/2" IRF BEGINNING 1/2" IRF | EREMY MORRIS ET AL., INST. NO. 2021-4195, O.P.R.J.C.T. P.R.J.C.T. P.R.J.C.T. LINE LINE LINE LINE | CADDO PEAK. BLOCK 4. CADDO PEAK. CADDO PE |
|--|--|---|---|---|---|--|
| | LLOYD EARL BRAWNER AND LINDA M. BRAWNER, INST. NO. 201400009322, O.P.R.J.C.T. | | 28,489 SQUARE FEET 0.654 ACRES (NET) 5' BU N 88°58'23 | OM, 349, | ROBERT G. PENA, JR., INST. NO. 2018-9644, O.P.R.J.C.T. | STEVEN THOMAS AND MARI H. MONTGOMERY VOL. 2956, PG. 925, D.R.J.C.T. |
| | CARTER HAYES, INST. NO. 2022-14691, O.P.R.J.C.T. | LLOYD EARL BRAWNER AND LINDA M. BRAWNER, INST. NO. 201400009322, O.P.R.J.C.T. | BUILDING LINE (BY THIS PLAT) | 5' BUILDING LÎNE (BY THIS PLAT) | | |
| | JOYCE DIANE BLACKWOOD, VOL. 1533, PG. 744, D.R.J.C.T. | | 20' BUILDING LII (BY THIS PLAT | | W.W. BYERS SU ABSTRACT N | |
| D.R.J.C.T. DEED RECORDS, JOH P.R.J.C.T. O.P.R.J.C.T. O.P.R.J.C.T. O.P.R.J.C.T. O.P.R.J.C.T. O.P.R.J.C.T. O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOH COUNTY, TEXAS CONTROLLING MONU VOL. VOLUME PG. CAB. CABINET SLD. SLIDE INSTRUMENT NUMBE IRON ROD FOUND IRF IRON ROD SET WITH STAMPED "RPLS 3691 | BILLY WAYNE ELLIOT, JR., INST. NO. 2020-9477, O.P.R.J.C.T. | JOSHUA 917 LIMITED PARTNERSHIP, VOL. 3084, PG. 467, D.R.J.C.T. | 68.00' 85 FROM 1" IPF 1'30" E-0.88' | NATHANIEL L. MAYFIELD, INST. NO. 201200027070, O.P.R.J.C.T. | SURVEY, | O' 30' GRAPHIC SCALE 1-INCH = 30 FEET |
| PROPERTY ADDRESS: 106 VEATCH ST., JOSHUA, TX 70058 PROPERS: 106 VEATCH ST., JOSHUA, TX 70058 PROPESS: 106 VEATCH ST., JOSHUA, TX 70058 EMAIL: ADDRESS: 106 VEATCH ST., JOSHUA, TX 70058 PROPESSIONAL LAND SURVEYORS SON COUNTY, TEXAS OFFICE: 1529 EAST INTERESTATE 30, GARL AND, TX 75043 SURVEYOR, BARRY S. RHODES - RPLS NO. 3691 PROPESSIONAL LAND SURVEY COM PROPESSIONA | | | WAIVER OF CLAIM FOR DAMAGES STATEMENT The final plat shall contain a waiver of claim for damages against the City occassioned 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. | PURPOSE STATEMENT The purpose of this plat is to create one platted lot from an existing tract of land. 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. | ed, in the capacity therein stated. pon my hand and seal of office this day of, public in and for the State of Texas mission expires | NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Daniel Rocha, does hereby adopt this plat designating the hereinabove described property as: LOT 1, BLOCK A, ROCHA ADDITION, 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 thereon shown for the purpos and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Rocha Addition have been notified and signed this plat. I further ackowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required. Name: Title: 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 |
| | Approved: Chairman Date Planning and Zoning Commission Attest: | CERITIFICATE OF APPROVAL I hereby certify that the above and foregoing plat of Rocha Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the | XAS DALLAS OALLAS e undersigned, a Notary Public in an ared Barry S. Rhodes, R.P.L.S. 3691 ame is subscribed to the foregoing in me for the purposes and consideration me for the State of Texas and for the State of Texas | SURVEYOR'S CERTIFICATE NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: This is to certify that I, Barry S. Rhodes, a Registered Proferssional Land Surveyor of the State of Texas, have prepared this plat of the above subdivison 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. WITNESS MY HAND AT, TEXAS this the day of Barry S. Rhodes Registered Professional Land Surveyor R.P.L.S. No. 3691 | Thence North 88 deg. 58 min. 23 sec. West, a distance of 309.01 feet to a 3/8 inch iron rod found for corner in the North line of a tract of land described in deed to LOBP Properties, LLC, recorded in Instrument No. 2015-1874, Official Public Records, Johnson County, Texas; Thence South 00 deg. 57 min. 13 sec. East, along said North line, a distance of 11.00 feet to a 5/8 inch iron rod found for corner; Thence North 89 deg. 43 min. 35 min. West, a distance of 107.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner in the said East line of Veatch Street; Thence North 01 deg. 13 min. 06 sec. East, along said East line, a distance of 79.77 feet to the PLACE OF BEGINNING and containing 29,436 square feet or 0.676 of an acre of land. | STATE OF TEXAS COUNTY OF JOHNSON WHEREAS Daniel Rocha is the sole owners of tracts of land located in the W.W. BYERS SURVEY, Abstract No. 29, City of Joshua, Johnson County, Texas, and being the same tract of land described in deed to Daniel Rocha, recorded in Instrument No. 2022-31377, Official Public Records, Johnson County, Texas, and being more particularly described as follows: Beginning at 1/2 inch iron rod found in the East line of Veatch Street, at the Southwest corner of a tract of land described in deed to Gien David Walden and Kenneth Odom, recorded in Instrument No. 2018-18849, Official Public Records, Johnson County, Texas; Thence South 89 deg. 03 min. 41 sec. East, a distance of 416.34 feet to a 1/2 inch iron rod found in the West line of a tract of land described in deed to Nathaniel L. Mayfield, recorded in Instrument No. 20120027070, Official Public Records, Johnson County, Texas, at the Southeast corner of said Walen and Odom tract; Thence South 01 deg. 13 min. 06 sec. West, along said West line, a distance of 68.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3891" set at the Northeast corner of a tract of described in deed to Lloyd Earl Brawner and Linda M. Brawner, recorded in Instrument No. 20140009322, Official Public Records, Johnson County, Texas; |