

VICINITY MAP  
(NOT TO SCALE)

LEGEND

- IRF IRON ROD FOUND  
IRS IRON ROD SET WITH A CAP  
STAMPED "TRANS TEXAS  
SURVEYING"  
CIRF CAPPED IRON ROD FOUND  
(C.M.) CONTROLLING MONUMENT  
U.E. UTILITY EASEMENT  
B.L. BUILDING LINE SETBACK

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 4825100190 J, EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- ( ) DENOTES RECORD DATA.
- THE OWNER HEREBY PROVIDES 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.
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- 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.
- NO STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS ON THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA TEXAS, REGARDING IMPROVEMENTS WITH RESPECT TO THE ADDITION INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES, AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF JOSHUA.
- "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."
- NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT, 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. WHEREAS CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION."
- "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."

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOTS 1-3, BLOCK 1, ALVARADO ESTATE, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF JOSHUA ON THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

WITNESS OUR HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_

CITY SECRETARY

APPROVED:

CHAIRMAN DATE  
PLANNING & ZONING COMMISSION

ATTEST:

CITY SECRETARY DATE

PLAT RECORDED IN

YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_

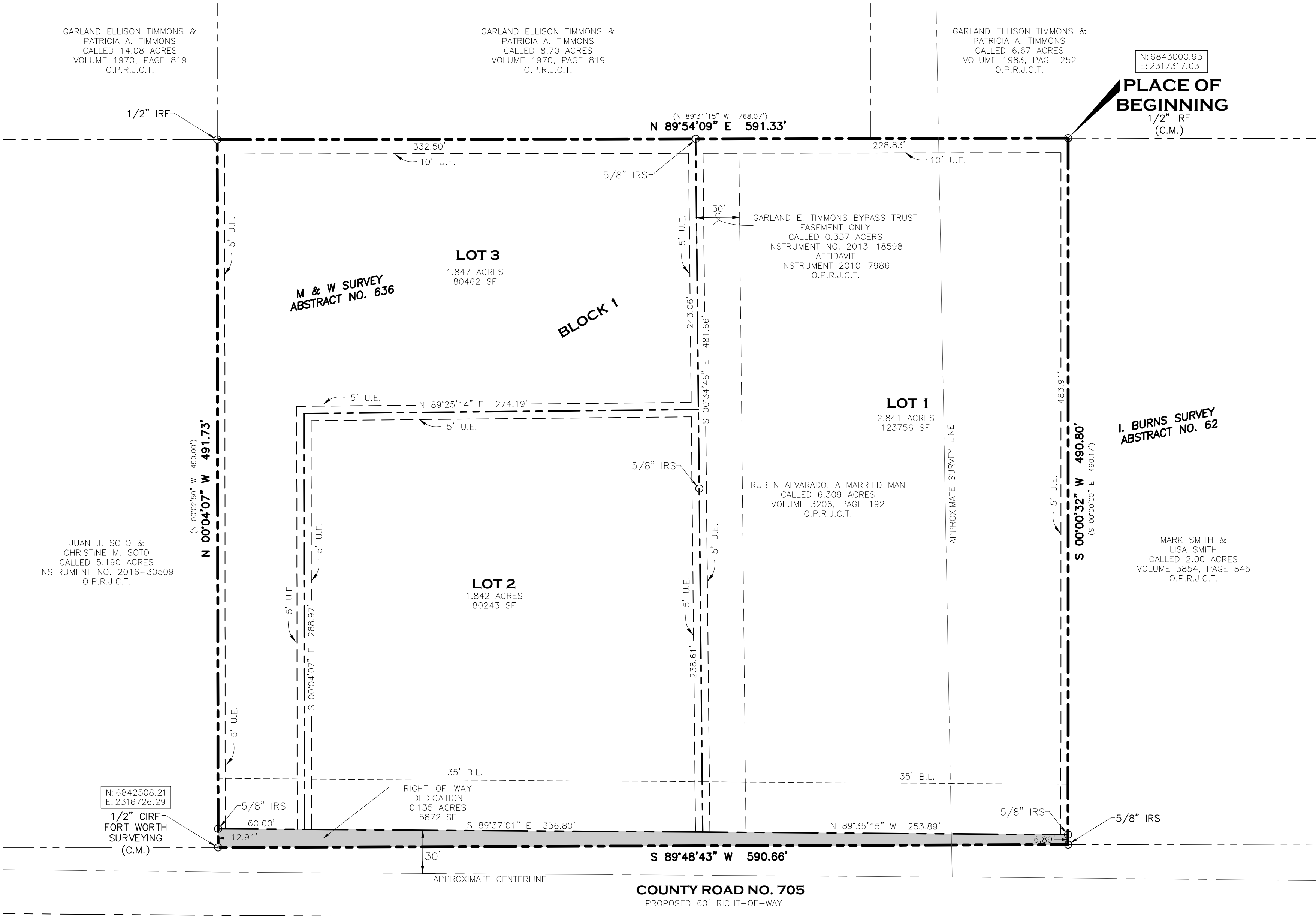
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

CASE NUMBER FP2022-12



STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS RUBEN ALVARADO AND ISABEL BAUTISTA ALVARADO ACTING BY AND THROUGH THE THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE M & W SURVEY, ABSTRACT 636 AND I. BURNS SURVEY, ABSTRACT 62, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN VOLUME 3206, PAGE 192, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 AND THE I. BURNS SURVEY, ABSTRACT NO. 62, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 6.309 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3206, PAGE 192, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (N:6843000.93, E:2317317.03) IN THE SOUTH LINE OF A CALLED 38.963 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-18598, O.P.R.J.C.T., FOR THE NORTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3854, PAGE 845, O.P.R.J.C.T.;

THENCE, S 00°00'32" W, A DISTANCE OF 490.80 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF COUNTY ROAD NO. 705, FOR THE SOUTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT;

THENCE, S 89°48'43" W, WITH THE NORTH LINE OF SAID COUNTY ROAD NO. 705, A DISTANCE OF 590.66 FEET TO A 1/2" IRON ROD FOUND (N:6842508.21, E:2316726.29) FOR THE SOUTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 5.190 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-30509, O.P.R.J.C.T.;

THENCE, N 00°04'07" W, A DISTANCE OF 491.73 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 38.963 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID 5.190 ACRE TRACT;

THENCE, N 89°54'09" E, WITH THE SOUTH LINE OF SAID 38.963 ACRE TRACT, A DISTANCE OF 591.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.665 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RUBEN ALVARADO AND ISABEL BAUTISTA ALVARADO, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ALVARADO ESTATES, AN ADDITION TO THE ETJ OF 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) HANDS AT JOSHUA, JOHNSON COUNTY, TEXAS, THIS THE \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
RUBEN ALVARADO

BY: \_\_\_\_\_  
ISABEL BAUTISTA ALVARADO

STATE OF TEXAS  
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, BY RUBEN ALVARADO, GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, BY ISABEL BAUTISTA ALVARADO, GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THERE ARE NO LIENS AGAINST THE PROPERTY

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 01, 2022 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF JOSHUA.

PRELIMINARY, FOR REVIEW PURPOSES ONLY.  
NOT TO BE RECORDED FOR ANY REASON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5400

FINAL PLAT  
SHOWING  
LOT 1-3, BLOCK 1  
ALVARADO ESTATES

AN ADDITION LOCATED IN THE ETJ OF THE CITY OF  
JOSHUA, JOHNSON COUNTY, TEXAS,  
BEING 6.665 ACRES OF LAND LOCATED IN THE  
M & W SURVEY, ABSTRACT NO. 636 AND THE  
I. BURNS SURVEY, ABSTRACT NO. 62,  
JOHNSON COUNTY, TEXAS.

PLAT PREPARED: NOVEMBER 2022

TRANS TEXAS SURVEYING & MAPPING		401 N. NOLAN RIVER ROAD CLEBURNE, TEXAS 76033 OFFICE: 817-556-3440 FAX: 817-556-3545 www.transtexasurveying.com	
Scale: 1"=50'	Date: 01/18/2023	DWG: 20220102-FINAL PLAT	
Drawn: MLH	Checked: LGB	Job: 20220102	

OWNER:  
RUBEN ALVARADO  
1001 COUNTY ROAD 705  
JOSHUA, TEXAS 76058  
PH. 417-848-1870