

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- | | | |
|--------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zoning Change |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zoning Variance (ZBA) | <input type="checkbox"/> Subdivision Variance |
| <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Other _____ | |

PROJECT INFORMATION

Project Name: Alvarado Estates

Project Address (Location): 1001 County Road 705, Joshua, Texas 76058

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: Single Family Proposed Use: Single Family

Existing Comprehensive Plan Designation: _____ Gross Acres: 6.665

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT INFORMATION

Applicant: Matthew Hayden

Company: Trans Texas Surveying & Mapping

Address: 401 N. Nolan River Rd.

Tel: 817-556-3440

Fax: _____

City: Cleburne

State: TX ZIP: 76033

Email: matthewh@transtexasurveying.com

Property Owner: Ruben Alvarado

Company: _____

Address: 1001 County Road 705

Tel: 417-848-1870

Fax: _____

City: Joshua

State: TX ZIP: 76058

Email: Yessica Alvarado <yessialvarado@yahoo.com>

Key Contact: Matthew Hayden

Company: Trans Texas Surveying & Mapping

Address: 401 N. Nolan River Rd.

Tel: 817-556-3440

Fax: _____

City: Cleburne

State: TX ZIP: 76033

Email: matthewh@transtexasurveying.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Isabel Bautista

(Letter of authorization required if signature is other than property owner)

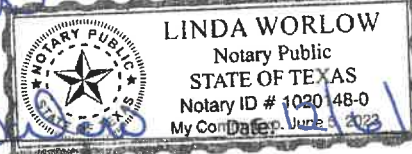
Print or Type Name: Isabel Bautista RUBEN ALVARADO

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 6 day of Dec 2022

Notary Public

Signature: Linda Worlow



For Departmental Use Only

Case No.: _____

Project Manager: _____

Total Fee(s): _____

Check No.: _____

Date Submitted: _____

Accepted By: _____

Date of Complete Application: _____



City of Joshua Final Plat Check List

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

REQUIRED DOCUMENTS

- ☒ Plat application signed by Property Owner
- ☒ Signed & Dated Completed Check List & Date Sheet by Applicant & City Staff
- ☒ Application Fee & Consultant Deposit
- ☒ Certified Tax Certificates from Tax Assessor showing no taxes owed for each parcel on the plat document
- ☒ (1) Folded Black Line 24"X 36" Paper Copy & (1) PDF Version of the Plat
- ☒ (1) Folded Black Line 24" X 36" Paper Copy & (1) PDF Version of the following:
(City Engineer may waive the requirements for any of the following; however a written request stating the reason(s) for the requirement being waived must be submitted in place of the study and an approval letter signed by the City's Engineering Consultant must be submitted prior to the application being considered complete)
 - ☐ Final Drainage Study or written waiver request
 - ☐ Final Paving Plan or written waiver request
 - ☐ Final Water & Wastewater Utility Plans or written waiver request
 - ☐ Traffic Impact Analysis or written waiver request
 - ☐ Developer's Agreement
 - ☐ Proposed or existing deed covenants/restrictions
- ☒ Approval letter from JCSUD or Bethesda Water Supply Corporation stating they are in receipt of construction plans for water/wastewater for the development
- ☐ Preliminary Plat Approval Date _____

*** Once Plat has been approved three (3) signed and notarized mylars will be required - one (1) for Johnson County, one (1) for the City, and one (1) will be returned to the property owner once recorded. ***

TECHNICAL REQUIREMENTS

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

- ☒ Scale. The permissible scale: one inch (1") = Fifty feet (50'). In cases of large developments which would exceed the dimensions of the sheet at one hundred-foot (100') scale, plats may be on multiple sheets or to another known engineering scale, as approved by the Administrative Official (or designee), and in a format that will be acceptable for eventual filing at Johnson County.
Should more than one sheet be required for the layout, there shall be included a key map showing the entire subdivision, drawn at a smaller scale, with block number and street names. The key map is to be included upon the first sheet or presented separately as a cover sheet the same size as the large-scale sheet.
- ☒ The names, addresses, phone numbers, and e-mail addresses of the owner and, if different, the subdivider and of the surveyor and/or engineer responsible for preparing the plat.

- ☒ The name of the subdivision and adjacent subdivisions, the names of streets (to conform whenever possible to existing street names) and numbers of lot and blocks, in accordance with alphabetical block arrangements and numerical lot arrangement, with accurate dimensions in feet and decimals fractions of feet, with the length of radii and of arcs of all curves, all angles, and with all other engineering information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- ☒ An accurate boundary survey and description of the property, with bearings and distances referenced to survey lines and established subdivisions and showing the lines of adjacent lands and the lines of adjacent streets and alleys, with their width and names. Streets, alley and lot lines in adjacent subdivisions shall be shown in dashed lines.
- _____ The case number, as provided by the staff, shall be shown in the lower left-hand corner of the plat.
- ☒ North arrow, graphic and written scale in close proximity.
- ☒ Location map showing location of tract by references to existing streets or highways.
- ☒ Appropriate title, i.e., "final plat", to include subdivision name, City, County, State, Survey and Abstract, total gross acreage, number of lots, and date of preparation.
- ☒ Name of record owner and corresponding deed record volume and page for all adjacent unplatted tracts within one hundred feet (100), to include owners across any adjacent ROW.
- ☒ All adjacent platted property within one hundred feet (100) shown in dashed lines, labeling lot and block numbers, subdivision name, street names and plat record reference.
- ☒ Location of City limit lines and/or extraterritorial jurisdiction lines, all survey lines with survey names labeled.
- ☒ All existing easements on or adjacent to the tract shown and labeled as to type and size with dimensional ties to property corners and centerline or boundary dimensions and bearings.
- ☒ The locations, street names and dimensional centerline references to existing or approved street intersections on the perimeter of the subdivision or within one hundred feet (100) of the perimeter.
- ☒ Point of beginning labeled on plat.
- ☒ Two boundary corners geo-referenced by state plane coordinates in accordance with Section 10.10.3. (Monumentation)
- ☒ Street ROW and ROW centerline dimensioned with bearings, all streets having street names as approved by preliminary plat or names dissimilar from any existing street names. Physical features relative to the property boundary, including survey markers, and existing encroachments.
- ☒ The location and dimensions of all drainage and utility easements and pedestrian access easements.
- ☒ All building setback lines (on all streets) labeled or noted per the appropriate zoning.
- ☒ Lots to be dedicated for public use labeled as such, i.e. schools, parks, open spaces, etc., showing acreage and calculated perimeter dimensions, and the entity responsible for maintenance. Show any private uses in same manner.
- ☒ Calculated dimensions of all lots, street ROW, easements, or common area lots, etc. All curve data should be labeled including delta, radius, length and tangent. All lots must meet the minimum lot width, depth, and area requirements of the zoning district.
- ☒ Floodplain limit shown and labeled. Floodway limit shown and labeled with dimensional ties to all lot corners.
- _____ Minimum finish floor elevations shown on all lots impacted by drainage easements or intended to be filled. Finish floor note shown on plat.
- _____ For amending plats or replats, certification signed by all owners concerning deed restrictions shown.
- _____ Sight triangle note shown on the face of the plat. if applicable.
- _____ Driveway access limitation note provided, if applicable.

- ☒ The following note shall appear on the face of the plat:
"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."
- ☒ For collector or arterial streets which have limited or no individual access, the following note may be required on the face of any plat intended to be filed in the county plat records. "No lot within this addition shall be allowed driveway access onto _____ Street".
- _____ Temporary paved turn-arounds which meet the requirements of the Design Standards are to be provided at ends of streets more than one lot deep that will be extended in the future. The following note should be placed on the plat: "Cross-hatched area is temporary easement for turn-around until street is extended [insert direction] in recorded plat."

SECTION 10.4.7 - FINAL PLAT DEDICATION, STATEMENTS, AND WAIVERS

Requirements. The final plat shall contain a statement of dedication, signed and acknowledged by the owner or owners and by all other parties who have a mortgage or lienholder interest in the property, showing all restrictions, reservations, and/or easements, if any, to be imposed and reserved in connection with the addition.

- ☒ **Certificate of Dedication.** The plat shall contain a certificate of dedication of all streets, public highways, alleys, parks and other land intended for public use, signed by the owner or owners and by all other parties who have mortgage or lien interests in the property and acknowledged before a notary public. All deed restrictions that are to be filed with the plat shall be shown or filed separately. The certificate of dedication shall be substantially in the following form:

Individual Owner(s).

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 thereon 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 _____, 2____.

Notary Public in and for the State of Texas

My Commission Expires:

Lienholder's Ratification.

STATE OF TEXAS

COUNTY OF _____

Whereas (Lien Holder Name), 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.

(typed name of authorized agent, title, Lien Holder)

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 _____, 2____.

Notary Public in and for the State of Texas

My Commission Expires:

****If no liens exist, add the following statement to the end of the plat dedication:**

There are no liens against the property.

Matthew Hayden

