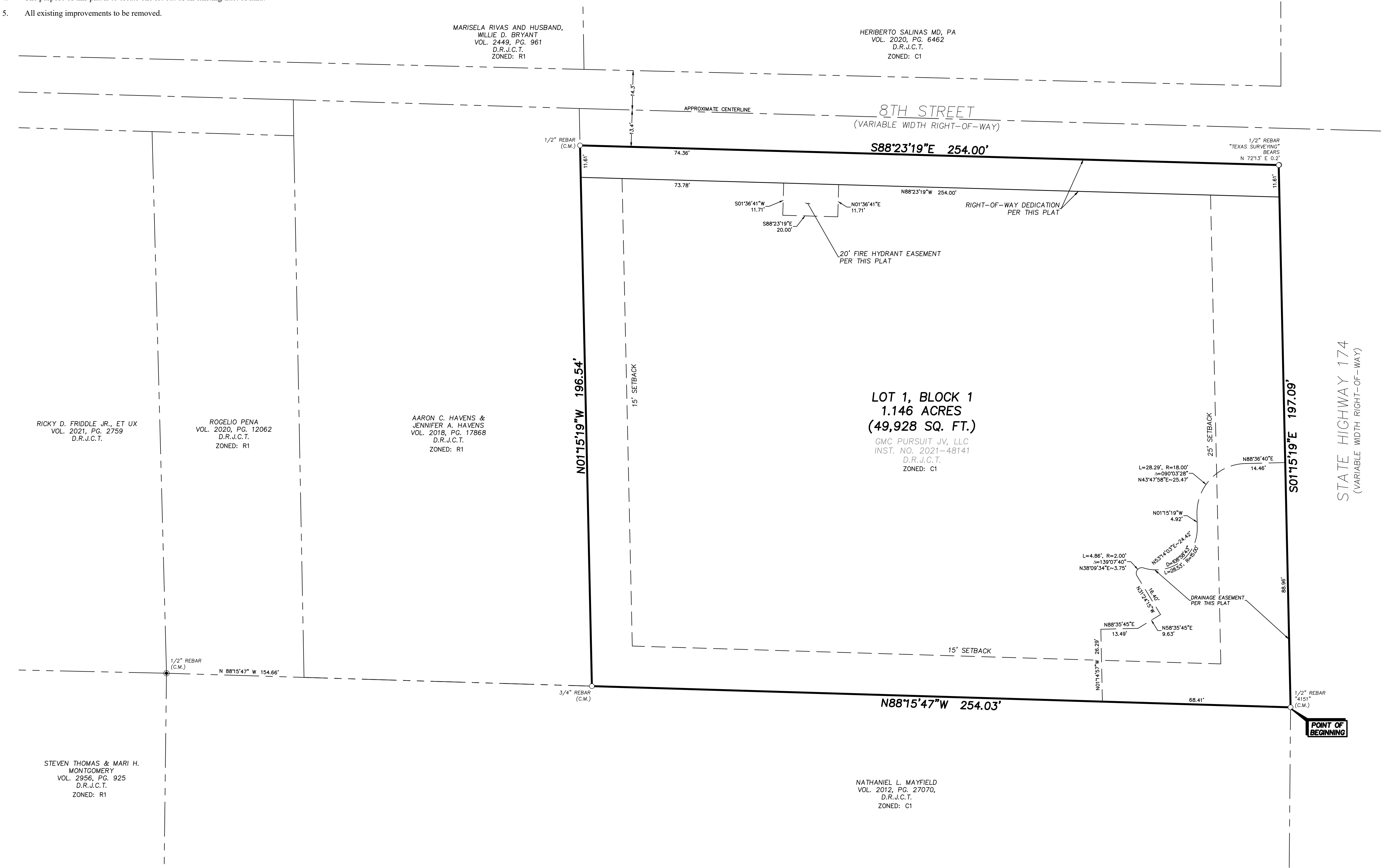


SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, map no. 4851C01601, dated March 21, 2019 and Map No. 48439C0370L, dated December 4, 2012 and LOMR 15-06-2731P dated May 16, 2016, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one lot out of an existing tract of land.
- All existing improvements to be removed.



STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 8/17/2022

Mark N. Peoples, R.P.L.S.
No. 6443

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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 purposes and consideration therein expressed.

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 §

WHEREAS GMC Pursuit JV, LLC is the owner of a 1.146 acre tract of land situated in the William W. Byers Survey, Abstract Number 29, Johnson County, Texas, being all of that same tract of land as described to GMC Pursuit JV, LLC by Special Warranty Deed recorded in Instrument Number 2021-48141 of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012):

BEGINNING at a 1/2-inch rebar capped "4151" found for the southeast corner of said GMC tract, and the easternmost northeast corner of that same tract of land described to Nathaniel L. Mayfield by Warranty Deed recorded in Volume 2012, Page 27070, Deed Records, Johnson County, Texas, said point lying on the west right-of-way line of State Highway 174 (variable width right-of-way);

THENCE North 88 degrees 15 minutes 47 seconds West, departing the west right-of-way line of State Highway 174, with the south line of said GMC tract and a north line of said Nathaniel Mayfield tract, a distance of 254.03 feet to a 3/4-inch rebar found for the southwest corner of said GMC tract and the southeast corner of that same tract of land described to Aaron C. Havens and wife, Jennifer A. Havens by Warranty Deed recorded in Volume 2018, Page 17868 Deed Records, Johnson County, Texas;

THENCE North 01 degrees 15 minutes 19 seconds West, departing the north line of said Nathaniel Mayfield tract, with the west line of said GMC tract and the east line of said Havens tract, a distance of 196.54 feet to a 1/2-inch rebar found for the northwest corner of said GMC tract, said point lying on the south right-of-way line of 8th Street (variable width right-of-way);

THENCE South 88 degrees 23 minutes 19 seconds East, departing the east line of said Havens tract, with the north line of said GMC tract and the south right-of-way line of said 8th Street, a distance of 254.00 feet to point for the northeast corner of said GMC tract, from which a 1/2-inch rebar capped "TEXAS SURVEYING" found bears North 72 degrees 13 minutes East, a distance of 0.2 feet, said point lying at the intersection of the south right-of-way line of said 8th Street and the west right-of-way line of said State Highway 174;

THENCE South 01 degrees 15 minutes 19 seconds East, departing the south right-of-way line of said 8th Street, with the east line of said GMC tract and the west right-of-way line of said State Highway 174, a distance of 197.09 feet to the POINT OF BEGINNING and containing 1.146 acres or 49,928 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **Wendys Joshua Addition** an 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 **Wendys Joshua 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.

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

GMC Pursuit JV, LLC - Representative

Printed Name

Date

STATE OF TEXAS §

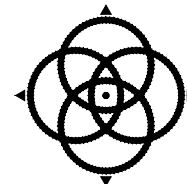
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Approved:	
Planning and Zoning Commission Chairman	Date
City Secretary	Date
Mayor, City of Joshua	Date
City Secretary	Date



WINDROSE
LAND SURVEYING & PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 02/25/2022 CHECKED BY: M.P. JOB NO.: D57464

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 05/04/2022

PRELIMINARY PLAT
WENDYS JOSHUA ADDITION
LOT 1, BLOCK 1
Being 1.146 Acres situated in the
William W. Byers Survey,
Abstract Number 29
City of Joshua, Johnson County, Texas

-- 2022 --

ENGINEER

Watermark Engineering
2631 Ginger Woods Parkway
Aurora, IL 60502
POC: Robin Ersfeldt
ersfeldt@watermark-engineering.com
630-375-1800

OWNER/DEVELOPER

GMC Pursuit JV, LLC
7557 Rambler Road #970
Dallas, Texas 75231
POC: Ryan Jordan
rjordan@avidrea.com
214-535-5125