

NUMBER	DIRECTION	DISTANCE
L1	S31°21'05"W	11.80'

- GRAPHIC SCALE
- 
- ( IN FEET )  
1 inch = 100 ft.

<i>CIRS</i>	SET IRON ROD CAPPED "NEEL-SCHAFFER"
<i>CIRF</i>	CAPPED IRON ROD FOUND
<i>IRF</i>	IRON ROD FOUND
<i>D.E.</i>	DRAINAGE EASEMENT
<i>U.E.</i>	UTILITY EASEMENT
<i>C.S.U.D.</i>	JOHNSON COUNTY SPECIAL UTILITY DISTRICT
<i>ESMT.</i>	EASEMENT
<i>B.L.</i>	BUILDING LINE/SETBACK
<i>R.J.C.T.</i>	PLAT RECORDS, JOHNSON COUNTY, TEXAS
<i>R.J.C.T.</i>	DEED RECORDS, JOHNSON COUNTY, TEXAS
<i>VOL.</i>	VOLUME
<i>PG.</i>	PAGE
<i>INST.</i>	INSTRUMENT NUMBER

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF JOHNSON

Whereas Joshua Development Company, LTD, acting by and through the under signed, its duly authorized agent, is the sole owner of a tract of land situated in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, and being a portion of what is known as Tract 1, according to the deed recorded in Volume 3393 Page 369, Deed Records, Johnson County, Texas, and more particularly described as follows:

Beginning at a 1/2 inch iron rod found in the East line of a tract of land conveyed to Micheal Dean Kidd by deed recorded in Volume 1367, Page 321, (DRJCT), said iron rod also being the southwest corner of Lot 17, Block 7, Joshua Meadows, Phase 2B, as shown on Plat recorded in Volume 8, Page 881-882, Plat Records, Johnson County, Texas (PRJCT);

THENCE departing said East line and along the Southerly line of said Joshua Meadows, Volume 8, Page 881, Deed Records, Johnson County, Texas, the following 9 calls:

South 89°55'03" East, a distance of 243.81 feet to a 1/2" iron rod found;

South 00°01'32" East, a distance of 121.70 feet to a set 5/8" iron rod capped "Neel-Schaffer";

South 89°42'04" East, a distance of 60.00 feet to a 1/2" iron rod found;

South 89°56'25" East, a distance of 155.05 feet to a 1/2" iron rod found;

South 00°05'30" West, a distance of 326.93 feet to a 1/2" iron rod found;

South 89°16'05" East, a distance of 481.17 feet to a 1/2" iron rod found;

South 00°46'11" West, a distance of 534.83 feet passing the southwest corner of Lot 5, Block 8 of said Joshua Meadows, Phase 2A, continuing for a total distance of 594.83 feet to a set 5/8" iron rod capped "Neel-Schaffer";

South 89°22'24" East, a distance of 1.60 feet to a 1/2" iron rod found;

South 00°19'23" West, a distance of 234.83 feet to a 1/2" iron rod found for the southwest corner of Lot 5, Block 12 of said Joshua Meadows, Phase 2A, same being the most northerly, northwest corner of Joshua Meadows Addition, Phase 3B, recorded under Instrument Number 164-2020 PRJCT;

THENCE along the west line of said Joshua Meadows Addition, Phase 3B the next 6 calls:

South 62°05'26" West, a distance of 193.58 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'59" West, a distance of 488.80 feet to found 5/8" iron rod capped "Neel-Schaffer;

North 89°17'07" East, a distance of 279.54 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'53" East, a distance of 386.70 feet to found 5/8" iron rod capped "Neel-Schaffer;

North 89°17'07" East, a distance of 33.91 feet to found 5/8" iron rod capped "Neel-Schaffer;

South 00°42'53" East, a distance of 326.70 feet to found 5/8" iron rod capped "Neel-Schaffer in a south line of said Tract 1, same being the north line of a tract of land conveyed by deed to the Larry D. Boyd & Linda K. Boyd Trust, recorded in Volume 3015, Page 654 DRJCT, for the southwest corner of said Joshua Meadows Addition, Phase 3B;

THENCE South 89°17'07" West, along the said common line for an approximate distance of 507.30 feet, passing the northwest corner of said Larry D. Boyd & Linda K. Boyd Trust tract, same being the northeast corner of a tract of land conveyed by deed to James L. LeSueur and Sarah A. LeSueur, recorded in Volume 494, Page 399 (DRJCT), a total distance of 1050.53 feet to a set 5/8" iron rod capped "Neel-Schaffer" in the East line of a tract of land conveyed to Mildred Fullen by deed recorded in Volume 476, Page 55, Deed Records, Johnson County, Texas;

THENCE North 02°11'44" West, along said East line, a distance of 430.21 feet to a 1/2" iron rod found for the Southeast corner of a tract of land conveyed to Res No. 1 Trust, by deed recorded in Volume 3806, Page 554 (DRJCT);

THENCE North 01°20'01" West, along the east line of said Res No. 1 Trust tract, passing the southeast corner of said Micheal Dean Kidd tract, recorded in Volume 1367, Page 321 (DRJCT), and continuing along the east line of said Kidd tract for a total distance of 1,591.47 feet to a found 1/2" iron rod;

THENCE North 80°28'28" East, continuing along said east line, a distance of 27.66 feet to a found 1/2" iron rod;

THENCE North 00°01'39" West, continuing along said east line, a distance of 561.71 feet to the Point of Beginning and containing 2,167,697.758 square feet, or 49.763 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Joshua Development Company, LTD, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Joshua Meadows Addition, Phase 3C, an addition to the City of Joshua, Johnson, County, Texas, and I do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand at Joshua, Johnson County, Texas this the \_\_\_\_day of \_\_\_\_\_, 2022.

\_\_\_\_\_(Title)\_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared Scott Sandlin of Joshua Development Company, LTD, known to me to be the person whose name subscribed to the above and foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Joshua Development Company, LTD.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires:

\_\_\_\_\_

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."

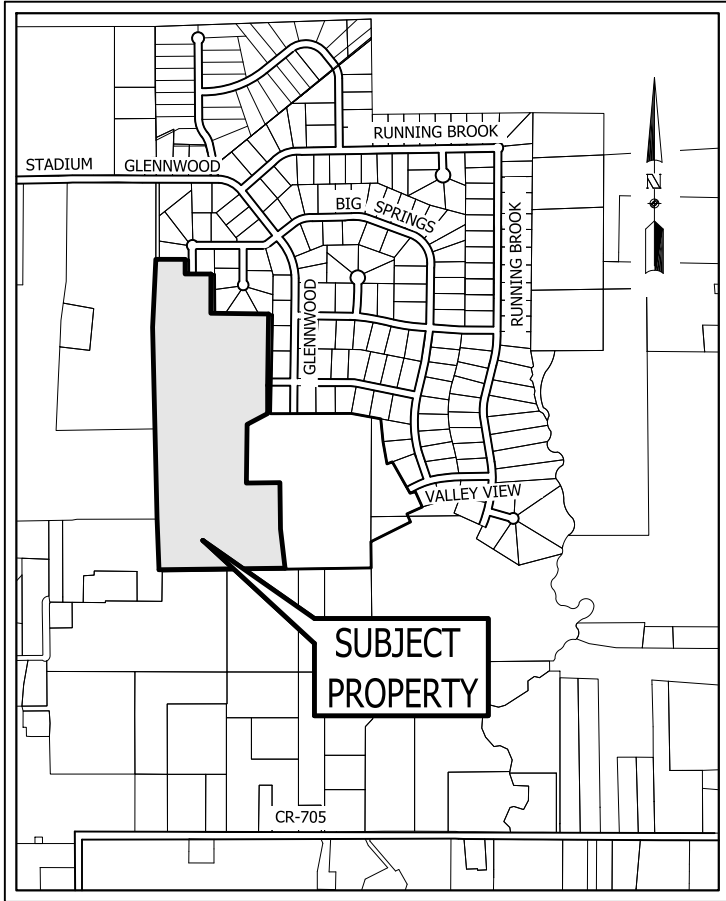
PUBLIC OPEN SPACE EASEMENT RESTRICTION STATEMENT

"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."

DRAINAGE AND FLOODPLAIN EASEMENT  
RESTRICTION STATEMENT

"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. Where construction is permitted, all finished floor elevations shall be a minimum of one foot (1) above the 100-year flood elevation."

VICINITY MAP  
N.T.S.



I hereby certify that the above and foregoing plat of Joshua Meadows Addition, Phase 3C to ,the City of Joshua, Texas, was approved by the Planning and Zoning Commission 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 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 , \_\_\_\_\_ 2022

\_\_\_\_\_  
City Secretary

Approved:

Chairman, Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

Attest:

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

FINAL PLAT

LOTS 1-21, BLOCK 1; LOTS 15-30, BLOCK 4;  
AND LOTS 1-12, BLOCK 5

JOSHUA MEADOWS ADDITION, PHASE 3C

BEING 49.763 ACRES OF LAND SITUATED IN  
THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636  
THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
BEING A PORTION OF A TRACT OF LAND  
TO JOSHUA DEVELOPMENT COMPANY, LTD  
RECORDED IN VOLUME 3393, PAGE 369  
DEED RECORDS,JOHNSON COUNTY, TEXAS

48 RESIDENTIAL LOTS - 1 OPEN SPACE  
ZONED PD R-1  
AUGUST 2022

SURVEYOR CERTIFICATE

This is to certify that I, Philip B. Wolters, a Registered Professional Land Surveyor of the State of Texas, have prepared this plat of 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.

Philip B. Wolters, Surveyor  
Texas R.P.L.S. No.  
Date:

PRELIMINARY– FOR REVIEW ONLY

SURVEYOR

NEEL-SCHAFFER, INC  
2501 Avenue J, Suite 120  
Arlington, Texas 76006  
817-548-0696  
CONTACT: PHILIP B WOLTERS, RPLS  
EMAIL: phil.wolters@neel-schaffer.com  
TBPLS FIRM REGISTRATION NO. 10021800

OWNER

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North Richland Hills, Texas 76180  
817-281-3509  
817-656-0719 Fax  
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