

NOTES:

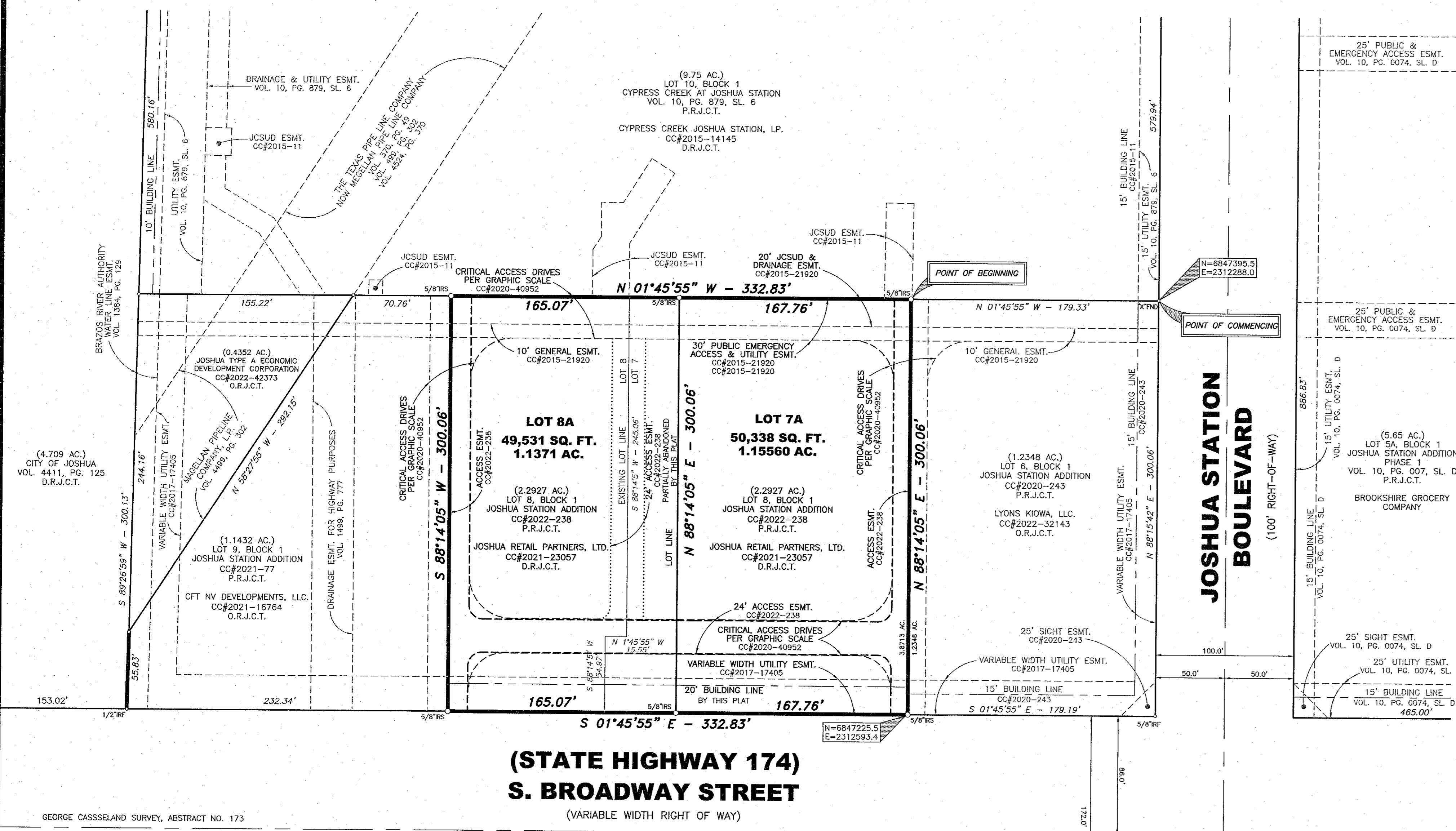
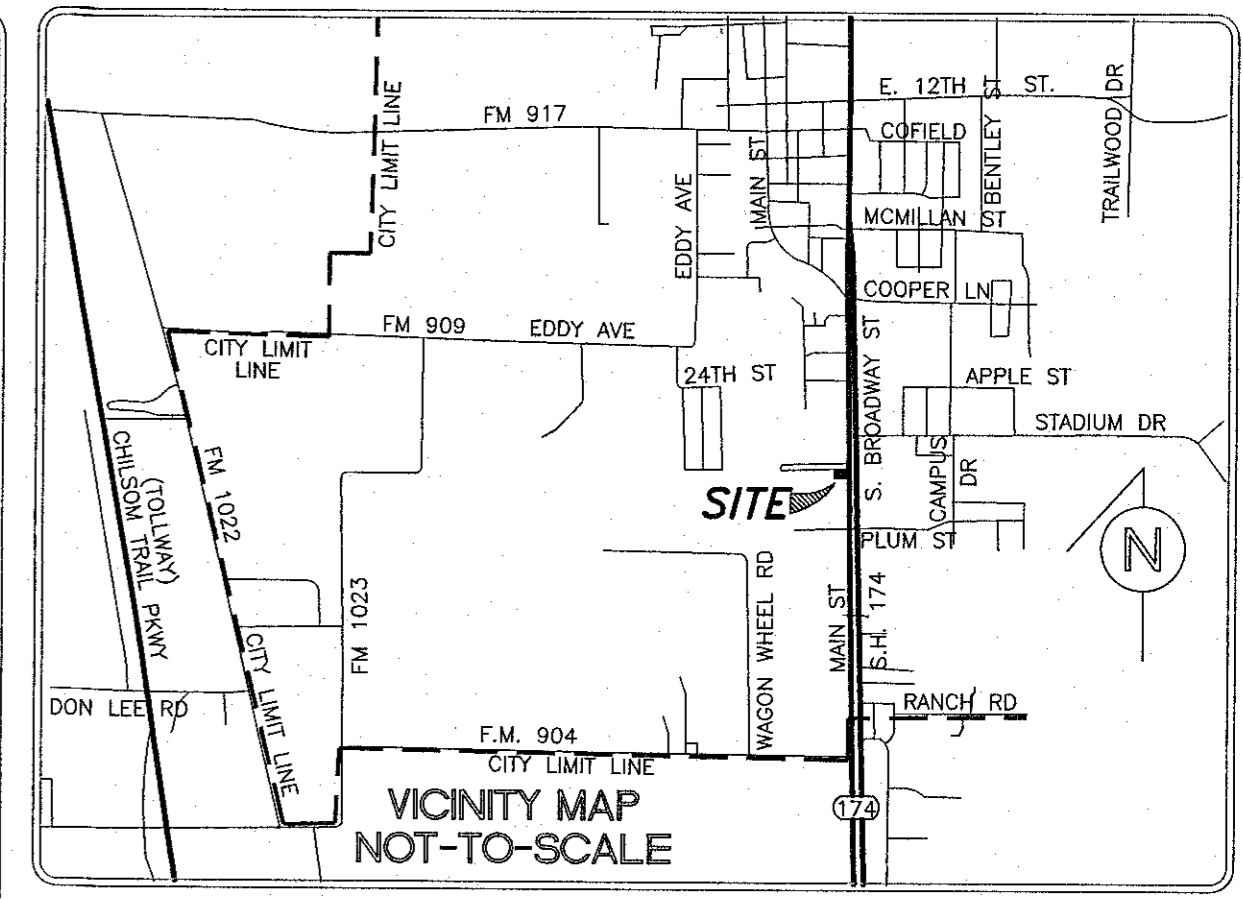
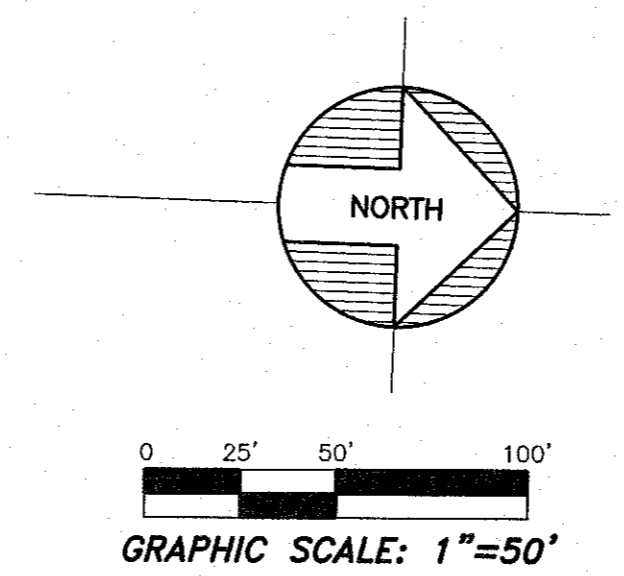
- SELLING ANY PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
- ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF IT 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 IT RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE PER PLAT OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, VOLUME 10, PAGE 879, SLIDE 6 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS

LEGEND

P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
R.P.R.J.C.T.	REAL PROPERTY RECORDS, JOHNSON COUNTY TX
IRS	IRON ROD SET
IRF	IRON ROD FOUND
"X" FND	"X" CUT, FOUND IN CONCRETE



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF _____

WHEREAS JOSHUA RETAIL PARTNERS, LTD, ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NO. 173, COUNTY OF JOHNSON, TEXAS, AND BEING A PART OF THE PROPERTY DESCRIBED IN DEED TO JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS FILE NUMBER 2018-11574 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF JOSHUA STATION BOULEVARD (100' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 10 IN BLOCK 1 OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, AS RECORDED IN VOLUME 10, PAGE 879, SLIDE 6 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS AND ALSO BEING THE NORTHWEST CORNER OF LOT 6 IN BLOCK 1 OF THE JOSHUA STATION ADDITION, AS RECORDED IN INSTRUMENT NO. 2020-243 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, SAID LOT 6 BEING CONVEYED TO JOSHUA GROVE RETAIL LP, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2020-40953 OF THE OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF JOSHUA STATION BOULEVARD (100' RIGHT-OF-WAY), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID JOSHUA GROVE RETAIL LP TRACT;

THENCE SOUTH 01° 45' 55" EAST (BASIS OF BEARINGS PER PLAT OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, VOLUME 10, PAGE 879, SLIDE 6 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS) AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 10, COMMON WITH THE WEST LINE OF SAID LOT 8 OF JOSHUA STATION ADDITION AND JOSHUA GROVE RETAIL LP TRACT FOR A DISTANCE OF 179.33 FEET TO A 5/8" IRON ROD SET FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID LOT 7 AND THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 1 OF THE JOSHUA STATION ADDITION;

THENCE NORTH 88° 14' 05" EAST LEAVING THE EAST LINE OF SAID LOT 10 AND ALONG THE SOUTH LINE OF SAID LOT 6, COMMON WITH THE NORTH LINE OF AFORESAID LOT 7, FOR A DISTANCE OF 300.06 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 - S. BROADWAY STREET (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID LOT 7 AND THE SOUTHWEST CORNER OF SAID LOT 6 ADD JOSHUA GROVE RETAIL LP TRACT;

THENCE SOUTH 01° 45' 55" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 - S. BROADWAY STREET AND THE EAST LINE OF AFORESAID LOTS 7, 8 AND JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT, FOR A DISTANCE OF 332.83 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF AFORESAID LOTS 7, 8 AND JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT, AND THE NORTHEAST CORNER OF LOT 9 IN BLOCK 1 OF THE JOSHUA STATION ADDITION, AS RECORDED INSTRUMENT NO. 2021-77 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE SOUTH 88° 14' 05" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 - S. BROADWAY STREET AND ALONG THE SOUTH LINE OF AFORESAID LOT 8 AND THE NORTH LINE OF SAID LOT 9 IN BLOCK 1 OF THE JOSHUA STATION ADDITION FOR A DISTANCE OF 300.06 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 9, AND BEING IN THE EAST LINE OF AFORESAID LOT 10 IN BLOCK 1 OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION;

THENCE NORTH 01° 45' 55" WEST ALONG THE WEST LINE OF AFORESAID LOTS 8 AND 9, BLOCK 1 OF JOSHUA STATION ADDITION AND THE EAST LINE OF AFORESAID LOT 10 IN BLOCK 1 OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, FOR A DISTANCE OF 332.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.2927 ACRES OR 99,869 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JOSHUA RETAIL PARTNERS, LTD, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 7A AND 8A, BLOCK 1, JOSHUA STATION ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS; AND (WE) DO HEREBY DEDICATE THE RIGHTS-OF-WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

THERE ARE NO LIENS AGAINST THE PROPERTY. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

THE OWNER HEREBY WAIVES THE RIGHT TO 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.

WITNESS MY (OUR) HAND(S) AT JOSHUA, JOHNSON COUNTY, TEXAS
THIS THE _____ DAY OF _____, 2024.

JOSHUA RETAIL PARTNERS, LTD
BY: _____
NAME
TITLE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME(S) 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 CORPORATION (PARTNERSHIP, JV).

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, DAVID PETREE, 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.

DAVID PETREE, SURVEYOR
TEXAS R.P.L.S. NO. 1890
DATE: 9-10-2024

CITY APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOTS 7A & 8A, BLOCK 1, JOSHUA STATION ADDITION, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2024.

THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL BY THE PLANNING AND ZONING COMMISSION DURING WHICH TIME IT SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS. FAILURE TO RECORD THIS PLAT WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL SHALL RENDER THE PLAT INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS _____ DAY OF _____, 2024.

CITY SECRETARY _____
APPROVED: _____ DATE _____
CHAIRMAN PLANNING & ZONING COMMISSION
ATTEST: _____
CITY SECRETARY _____ DATE _____

**REPLAT
LOTS 7A & 8A, BLOCK 1
JOSHUA STATION ADDITION**

BEING 2.2927 ACRES OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NO. 173 CITY OF JOSHUA, JOHNSON COUNTY, TEXAS AND BEING A REPLAT OF LOTS 7 & 8, BLOCK 1 JOSHUA STATION ADDITION ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE NUMBER 2022-238 PLAT RECORDS, JOHNSON COUNTY, TEXAS
PREPARED: JANUARY 18, 2024
2 COMMERCIAL LOTS

BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

SURVEYOR
BLUE SKY SURVEYING AND MAPPING CORPORATION
DALLAS, TEXAS 75229
(214) 358-4500
DRPETREE@BLUESKYSURVEYING.COM
CONTACT: DAVID PETREE, R.P.L.S.

OWNER
JOSHUA RETAIL PARTNERS, LTD.
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SUITE 700
AUSTIN, TEXAS 78701