



June 24, 2022

Location: Mockingbird Hill Addition Phase 2  
FM 917

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

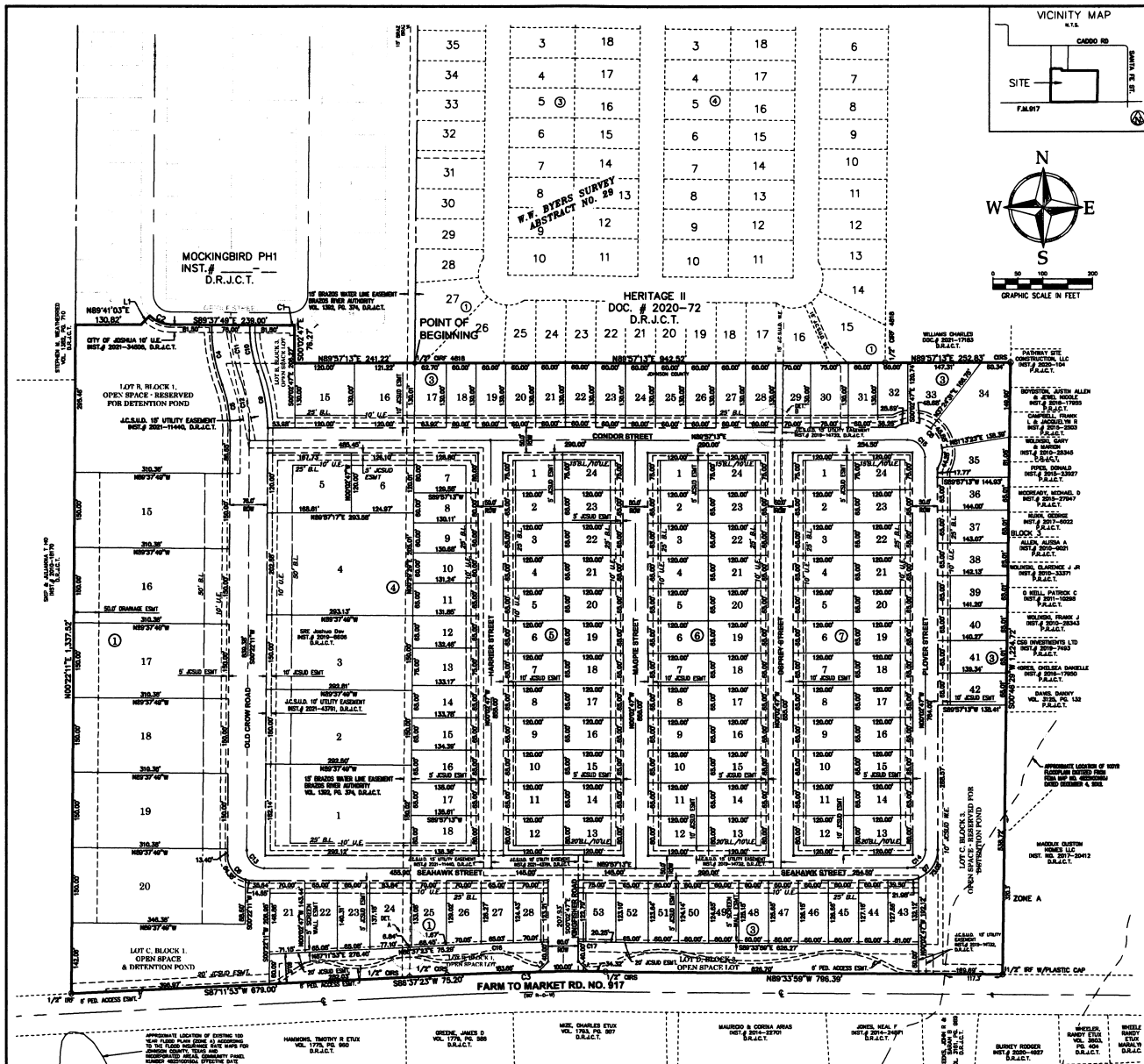
This letter **does not** verify the approval of the utility plans for this development. **However**, the developer has followed the development process. The developer will be required to install the infrastructure to service the development.

A final plat was submitted for review to the District. The easements have been properly noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Nan Bise  
System Development Supervisor  
[nbise@jcsud.com](mailto:nbise@jcsud.com)  
(817) 760-5206

Enclosure: Submitted Plat for Approval



**LEGEND**

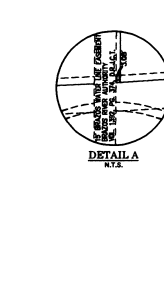
B.L. BUILDING LINE  
D.E. DRAINAGE EASEMENT  
U.E. UTILITY EASEMENT  
R.F. RIGHT-OF-WAY  
E.S. EXISTING SURFACE  
S.E. SANITARY SEWER EASEMENT  
W.E. WATER EASEMENT  
J.C.S.U.D. JOHNSON COUNTY SPECIAL UTILITY DISTRICT  
D.R.C.T. DISTRICT RECORDS JOHNSON COUNTY TEXAS  
P.A.C.T. PLANNING AND ZONING COMMISSION OF THE CITY OF JOSHUA

**Line Table**

Line #	Length	Direction
1	10.00'	N 89° 41' 00" E
2	10.00'	N 89° 41' 00" E
3	10.00'	N 89° 41' 00" E

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
01	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
02	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
03	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
04	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
05	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
06	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
07	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
08	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
09	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
10	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
11	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
12	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
13	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
14	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
15	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
16	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
17	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
18	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
19	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
20	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
21	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
22	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
23	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
24	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
25	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
26	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
27	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
28	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
29	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
30	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
31	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
32	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
33	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
34	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
35	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
36	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
37	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
38	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
39	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
40	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
41	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
42	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
43	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
44	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
45	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
46	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
47	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'
48	00° 00' 00"	0.00'	0.00'	00° 00' 00"	0.00'



**LAND USE TABLE**

RESIDENTIAL	RIGHT-OF-WAY	PRIVATE OPEN SPACE	TOTAL
37,432 ACRES	6,386 ACRES	7,204 ACRES	51,022 ACRES

**LOT TABULATION**

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7
17 LOTS	17 LOTS	17 LOTS	17 LOTS	17 LOTS	17 LOTS	17 LOTS

**PLANNED DEVELOPMENT DISTRICT ORDNANCE NO. 742-2019**

LOT #	ACRE
1	0.000
2	0.000
3	0.000
4	0.000
5	0.000
6	0.000
7	0.000
8	0.000
9	0.000
10	0.000
11	0.000
12	0.000
13	0.000
14	0.000
15	0.000
16	0.000
17	0.000
18	0.000
19	0.000
20	0.000
21	0.000
22	0.000
23	0.000
24	0.000
25	0.000
26	0.000
27	0.000
28	0.000
29	0.000
30	0.000
31	0.000
32	0.000
33	0.000
34	0.000
35	0.000
36	0.000
37	0.000
38	0.000
39	0.000
40	0.000
41	0.000
42	0.000
43	0.000
44	0.000
45	0.000
46	0.000
47	0.000
48	0.000

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOCKINGBIRD HILLS ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF JOSHUA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 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 \_\_\_\_\_, 2021.

CITY SECRETARY \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL \_\_\_\_\_

PLANNING AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR, CITY OF JOSHUA \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES:**
- 1) 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.
  - 2) NO LOT WITHIN THIS ADDITION SHALL BE ALLOWED DRIVWAY ACCESS TO FM 917.
  - 3) PLANNED DEVELOPMENT DISTRICT ORDNANCE NUMBER: 742-2019
  - 4) THIS PLAT HEREBY ESTABLISHES A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OF JOSHUA, TEXAS, IN CONNECTION WITH 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 THIS SUBDIVISION.

PLAT FILED \_\_\_\_\_ 2022  
DRAWN BY \_\_\_\_\_ PG. \_\_\_\_\_  
JOHNSON COUNTY PLAT RECORDS  
BY \_\_\_\_\_  
COUNTY CLERK \_\_\_\_\_

OWNER / DEVELOPER  
SPE JOSHUA DEV. LLC  
P.O. BOX 838  
BURLEIGH, TX 76007  
PHONE 817-426-3113  
EMAIL TOLL@JADOL.COM

SURVEYOR  
WHITFIELD-HALL SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TX 76116  
PHONE 817-560-2916  
TX TIRFELS 10138900  
EMAIL WHITFIELDHALL@SBGLOBAL.NET

ENGINEER  
PELOTON LAND SOLUTIONS INC.  
1800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX  
PHONE 817-462-7177  
TX FIRM NO 76177

City Plan # PP 2021-01

DATE OF PREPARATION: NOVEMBER, 2021

**WHITFIELD-HALL SURVEYORS**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
3559 WILLIAMS ROAD, SUITE 107  
FORT WORTH, TEXAS 76116  
(817) 560-2916  
JOHNNY@WHITFIELDHALL.ORG

**A FINAL PLAT OF  
MOCKINGBIRD HILLS ADDITION, PHASE 2**

LOTS 15-28, C BLOCK 1; LOTS 15-63, B, C BLOCK 2; LOTS 1-18, BLOCK 4; LOTS 1-24, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-24, BLOCK 7  
BEING A 58.629 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29  
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
CONTAINING 143 SINGLE FAMILY RESIDENTIAL LOTS AND 6 OPEN SPACE LOTS

Job #: SR/19001

Revisions:

Drawn By:	
Checked By: <td></td>	
Date:	01.24.2022