

STATE OF TEXAS
COUNTY OF JOHNSON

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 Casseland Survey, Abstract 173, County of Johnson, according to the deed recorded in Clerk's File No. 2021-23057 , Official Public Records, Johnson County, Texas, and more particularly described as follows:

COMMENCING at a found cut "X" in concrete being the northwest corner of a called 1.2348 acre tract conveyed to Joshua Grove Retail, LP by Special Warranty Deed recorded in Clerk's File No. 2020-40953 of the JCOPR, also being Lot 6, Block 1 of Joshua Station Addition (unrecorded), and being the northeast corner of a called 9.750 acre tract conveyed to Cypress Creek Joshua Station, LP by Special Warranty Deed recorded in Clerk's File No. 2015-14145 of the JCOPR, also being Lot 10, Block 1 of Cypress Creek at Joshua Station recorded in Volume 10, Page 879 of the Johnson County Plat Records (JCPR);

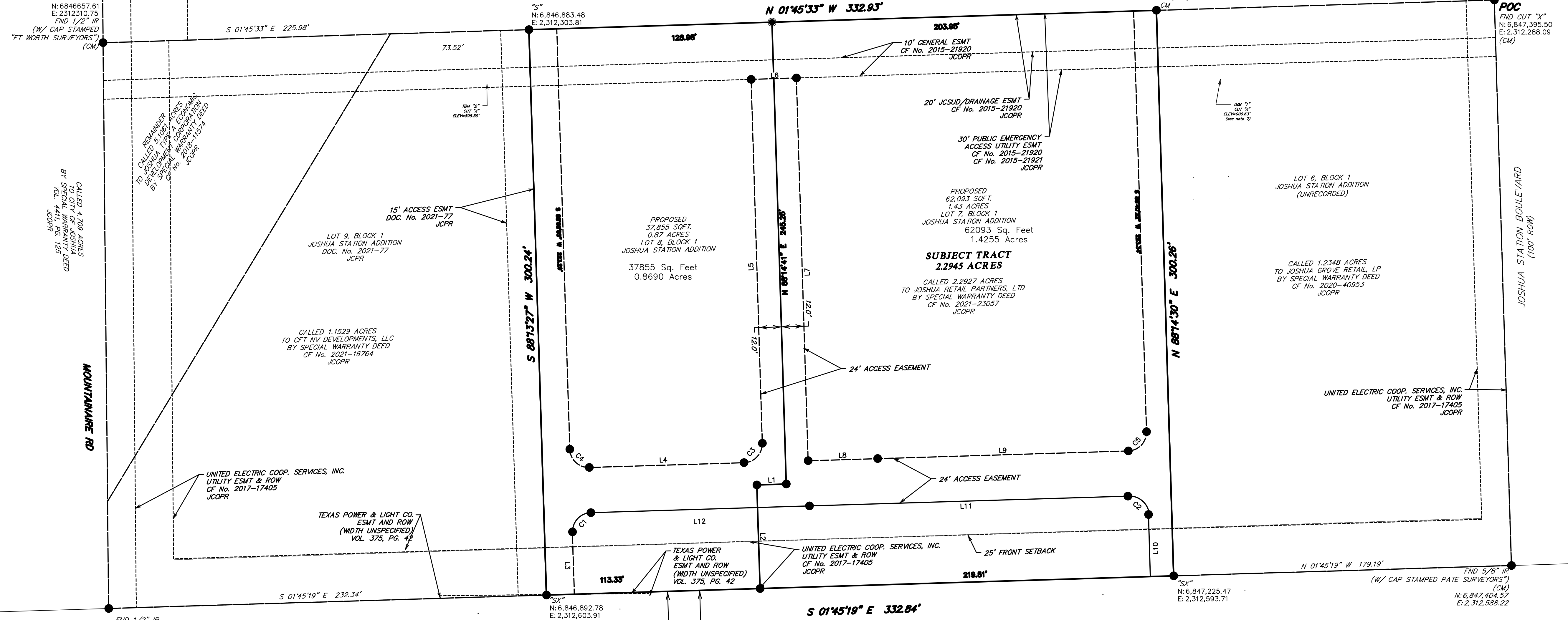
THENCE, South 01°45'33" East, 179.33 feet along the west line of said Lot 6, east line of said Lot 10 to a found 5/8-inch iron rod (with cap stamped "RPLS 1890") being the southwest corner of said Lot 6 and being the northwest corner of said 2.2927 acre tract and being the POINT OF BEGINNING of the herein described tract;

THENCE, North 88°14'30" East, 300.26 feet along the south line of said Lot 6, north line of said 2.2927 acre tract to a set cut "X" in concrete being the southeast corner of said Lot 6, northeast corner of said 2.2927 acre tract and being in the west right of way line of South Broadway Street (a variable width right of way), from which a found 5/8-inch iron rod (with cap stamped "Pate Surveyors") being the northeast corner of said Lot 6, bears North 01°45'19" West, 179.19 feet;

THENCE, South 01°45'19" East, 332.84 feet along the east line of said 2.2927 acre tract, west line of said South Broadway Street to a set cut "X" in concrete being the southeast corner of said 2.2927 acre tract, northeast corner of a called 1.1529 acre tract conveyed to CFT NV Developments, LLC by Special Warranty Deed recorded in Clerk's File No. 2021-16764 of the JCOPR, also being Lot 9, Block 1 of Joshua Station Addition recorded in Document No. 2021-77 of the JCPR, from which a found 1/2-inch iron rod being the southeast corner of said Lot 9, bears South 01°45'19" East, 232.34 feet;

THENCE, South 88°13'27" West, 300.24 feet along the south line of said 2.2927 acre tract, north line of said Lot 9 to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") being the northwest corner of said Lot 9, southwest corner of said 2.2927 acre tract and being in the east line of said Lot 10, from which a found 1/2-inch iron rod (with cap stamped "Ft. Worth Surveyors") being the southwest corner of said Lot 9, southeast corner of said Lot 10, bears South 01°45'33" East, 225.98 feet.

THENCE, North 01°45'33" West, 332.93 feet along the west line of said 2.2927 acre tract, east line of said Lot 10 to the POINT OF BEGINNING, CONTAINING 2.2945 acres of land in Johnson County, Texas, as shown on Drawing No. 16902 in the office of Jones|Carter in Plano, Texas.



LEGEND:

- BC BACK OF CURB
- CF COUNTY CLERK'S FILE NUMBER
- CM CONTROLLING MONUMENT
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- ES EDGE OF SIDEWALK
- IR IRON ROD
- JCOPR JOHNSON COUNTY OFFICIAL
- JOPR PUBLIC RECORDS
- JOPR JOHNSON COUNTY PLAT RECORDS
- "S" SET 5/8-INCH IRON ROD
- (W/ CAP STAMPED "JONES|CARTER PROPERTY CORNER") FOR CORNER
- "SX" SET CUT "X" IN CONCRETE FOR CORNER

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 01°45'19" E	15.55'	
L2	N 88°14'41" E	55.00'	
L3	S 88°08'03" W	44.06'	
L4	N 01°45'57" W	82.13'	
L5	S 88°14'41" W	188.07'	
L6	N 01°45'33" W	24.00'	
L7	N 88°14'41" E	203.25'	
L8	N 01°45'23" W	36.90'	
L9	N 01°45'19" W	133.00'	
L10	S 88°14'41" W	32.93'	
L11	S 01°45'19" E	168.95'	
L12	S 01°45'48" E	116.04'	

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 7 & 8, Block 1, Joshua Station Addition, an addition to the City of Joshua, Johnson County, Texas, and I (we) do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my (our) hand(s) at Joshua, Johnson County, Texas this _____ day of _____, 2_____.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Forney, Texas

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

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared a Brian R. Lent known to me to be the person(s) 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.

Given upon my hand and seal of office this _____ day of _____, 2_____.

Notary Public in and for the State of Texas

My Commission Expires:

I hereby certify that the above and foregoing plat of Lots 7 & 8, 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 _____, 2_____.

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.

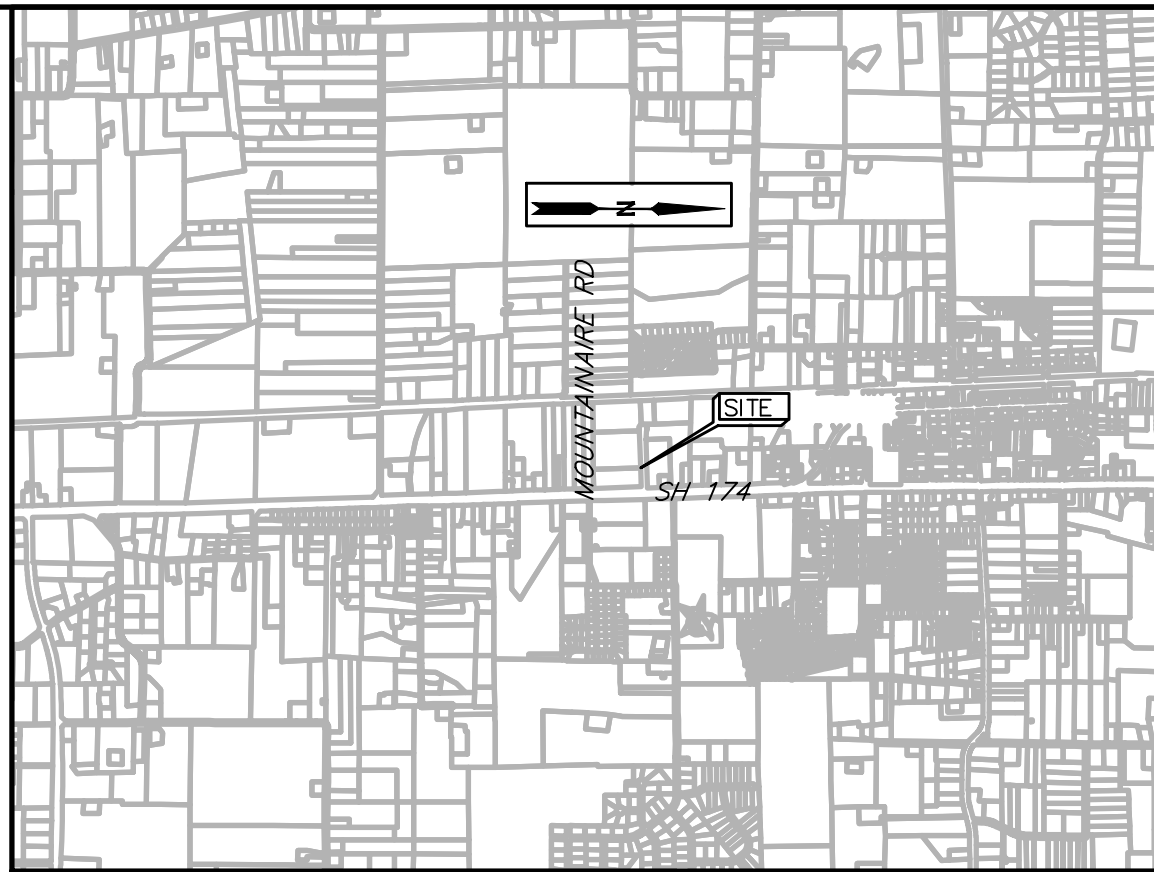
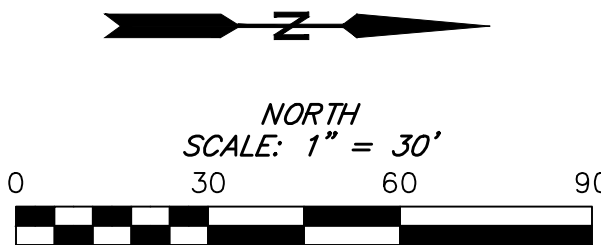
WITNESS OUR HAND, this _____ day of _____, 2_____.

City Secretary

Approved: _____

Chairman: _____

Planning & Zoning Commission Date _____



VICINITY MAP

1" = 3000'

General Notes:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone, ground distances.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 48251C0160J of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Chambers County, dated December 4, 2012, the subject tract is situated within Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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.
- No construction or filling shall be allowed within a drainage easement or a floodplain easement without the written approval of the City of Joshua, 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 (V) above the 100-year flood elevation.
- The Owner hereby offers a waiver of 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."
- The horizontal datum is the North American Datum of 1983 (NAD83) with a combined surface adjustment factor of 0.9998892166 / 1.0001107957 utilizing Control Point No. 1 as a point of origin having coordinates as follows:
 - Northing: 6847250.17
 - Easting: 2312330.15
- Elevations shown hereon reference NAVD 88 Vertical Datum as determined by GPS observations (No City Monuments for Joshua were found prior to this survey).
- Temporary Benchmark "1" being a cut "X" in concrete on the back of an inlet located approximately +/- 50 feet northeast from the northwest corner of the subject tract. Elevation = 900.63 feet (NAVD 88)
- Temporary Benchmark "2" being a cut "X" in concrete on the back of curb located approximately +/- 37 feet southeast of the southwest corner of the subject tract. Elevation = 895.56 feet (NAVD 88)
- The address of the subject tract is 1038 South Broadway Street, City of Joshua, Texas 76058.
- 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.
- There are no liens against the property

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

This is to certify that I, Eduardo Martinez 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.

Preliminary - For Review

Eduardo Martinez
emartinez@jonescarter.com

Texas R.P.L.S. No. 5274

Date: _____

OWNER:

JOSHUA RETAIL
PARTNERS, LTD
SUITE 1250
DALLAS, TX 75201
TEL: (214)-646-1466
CONTACT: BRIAN R. LENT

FINAL PLAT
OF
LOTS 7 AND 8, BLOCK 1
JOSHUA STATION ADDITION
2.2945 ACRES
OUT OF THE
GEORGE CASSELAND SURVEY, A-173
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS
MAY 2022

SURVEYOR/ENGINEER:



Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, Texas 75093 972.488.3880

SHEET 1 OF 1

JOB No. 11747-0036-00

DWG. No. 16902