

	C10 020°35°55″ 262.00′ 94.	19 S09'55'4/"E 93.69			D	33,440 0.768	13 9,961 0.229
	C11 020*35'55" 300.00' 107	.85' S09*55'47"E 107.27'	$ = \frac{ \underline{z} \underline{z} \underline{z} \underline{z}}{ \underline{z} \underline{z}} \underline{z} \underline{z} \underline{z} \underline{z} \underline{z} \underline{z} \underline{z} \underline{z}$		L		14 8,676 0.199
	C12 020°35′55″ 300.00′ 107	C12 020°35'55" 300.00' 107.85' N09°55'47"W 107.27'			BLOCK 3		15 8,715 0.200
	C13 090°24'58" 35.50' 56.	02' S44*50'18"E 50.39'			LOT	SQ. FT. ACRE	16 8,755 0.201
	C14 090°00'00" 35.50' 55.				15	15,600 0.358	17 8,795 0.202
				NET.	16	15,680 0.360	18 10,879 0.250
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOCKINGBIRD HILLS	C15 090°00'00" 35.50' 55.	76' S45'02'47"E 50.20'	COLUMN 11		17	8,230 0.189	
ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING AND ZC COMMISSION OF THE CITY OF JOSHUA ON THE DAY OF , 2	ONING C16 001°55'06" 6175.75' 206	.76' N8819'15"E 206.75'	DETAIL C	DETAIL D	18-28	7,800 0.179	BLOCK 5
	C17 000°30'29" 6175.75' 54.	75' S89 ' 54'34 " E 54.75'	N.T.S.	N.T.S.	29	9,100 0.209	LOT SQ. FT. ACRE
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION					30	9,750 0.224	1 9,000 0.207
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, WIT					31	7,800 0.179	2-11 7,800 0.179
TWO YEARS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA				LAND USE TABLE	32	7,731 0.177	14-23
	· ·				- 33	12,452 0.286	12,13 9,600 0.220
WITNESS OUR HAND, THIS DAY OF, 2				RESIDENTIAL 37.422 ACRE RIGHT-OF-WAY 8.990 ACRE		18,679 0.429	24 9,000 0.207
	NOTES:	NOTES: RIGHT-OF-WAY 8.990 / PRIVATE OPEN SPACE 7.204 /				9,735 0.223	
							BLOCK 6
CITY SECRETARY	/	OF STATE LAW AND CITY ORDINANCE AND IS S		TOTAL 53.616 ACRE	S 37	9,330 0.214	LOT SQ. FT. ACRE
		AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.			38	9,269 0.213	1 9,000 0.207
					39	9,208 0.211	2-11 7,800 0.179
RECOMMENDED FOR FINAL APPROVAL:	2) NO LOT WITHIN T	HIS ADDITION SHALL BE ALLOWED DRIVEWAY	ACCESS TO FM	BLOCK 1 17 LOTS BLOCK 3 42 LOTS	40	9,148 0.210	14-23
	917.	917.			41	9,087 0.209	
				BLOCK 418 LOTSBLOCK 524 LOTS	42	9,027 0.207	24 9,000 0.207
PLANNING & ZONING COMMISSION CHAIRMAN DATE	3) PLANNED DEVEL	OPMENT DISTRICT ORDINANCE NUMBER: 742	-2019	BLOCK 6 24 LOTS BLOCK 7 24 LOTS	43	7,674 0.176	
					44	7,642 0.175	BLOCK 7
ATTEST:	/	3Y ESTABLISHES A WAIVER OF CLAIM FOR DA IONED BY THE ESTABLISHMENT OF GRADES		RESIDENTIAL 143 LOTS	45	7,612 0.175	LOT SQ. FT. ACRE
		THE SURFACE OF ANY PORTION OF EXISTING		PRIVATE OPEN SPACE 6 LOTS	46	7,582 0.174	1 9,000 0.207
CITY SECRETARY DATE		ORM TO THE GRADES ESTABLISHED IN THE		TOTAL 149 LOTS	47	7,552 0.173	2-11 7,800 0.179
Γ		1			48	7,521 0.173	12-13 9,600 0.220
APPROVED:	PLAT FILED, 2022				49	7,491 0.172	24 9,000 0.207
	DRAWER, VOL, PG	OWNER / DEVELOPER	SURVEYOR	ENGINEER	50	7,461 0.171	
MAYOR, CITY OF JOSHUA DATE	JOHNSON COUNTY PLAT RECORDS	SRE JOSHUA DEV, LLC	WHITFIELD-HALL SURVE	,		7,431 0.171	
		P.O. BOX 939	3559 WILLIAMS ROAD, SU FORT WORTH, TX 76		52	8,016 0.184	
ATTEST:	BY:	BURLESON, TX 76097	PHONE: 817-560-29		53	9,215 0.212	
	COUNTY CLERK	PHONE: 817-426-3113 EMAIL: TCLLC@AOL.COM	TX TBPELS: 101385		В	14,818 0.340	
CITY SECRETARY DATE		EM	AIL: WHITFIELDHALL@SBC	GLOBAL.NET TX FIRM NO 76177	С	80,281 1.843	
					D	40,601 0.932	
City Plan	DATE OF PREPARATION: MAY, 20)22					PLANNED DEVELOPMENT DISTRIC ORDINANCE NO. 742–2019
		A FINAL PLAT	' OF		Job #:	SRJ19001	Revisions:
· · · · · · · · · · · · · · · · · · ·					Drawn By:		
♀	MOCKIN	C, BLOCK 1; LOTS 15-53, B, C, BLOCK 3; LOTS 1-18, BLOCK 4; LOTS 1-24, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-24, BLOCK 7 BEING A 53.616 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29 CITY OF JOSHUA, JOHNSON COUNTY, TEXAS					
「101」 FORT WORTH, TEXAS 76116 (817) 560-2916						05.03.2022	
JOHNNY@WHITFIELDHALL.ORG	CONTAINING 1	43 SINGLE FAMILY RESIDENTIAL LC	,	ELOTS			
		TO SINGLE FRANLET RESIDENTIAL DO	TO THE U OF EN STAU				

STATE OF TEXAS

COUNTY OF JOSHUA

WHEREAS SRE JOSHUA DEV, LLC, ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 2019-6606, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 53.616 ACRE TRACT OF LAND IN THE W. BUYERS SURVEY, ABSTRACT NUMBER 29, SITUATED IN THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SRE JOSHUA DEVELOPMENT, RECORDED IN INSTRUMENT NUMBER 2019-6606, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, AS DERIVED FROM STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS PERFORMED ON MARCH 8, 2019. SAID 53.616 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOT 27, BLOCK 1, HERITAGE II, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS AS RECORDED IN VOLUME 2020, PAGE 72, DEED RECORDS, JOHNSON COUNTY, TEXAS AND IN A NORTH LINE OF SAID SRE JOSHUA DEVELOPMENT TRACT;

THENCE NORTH 89°57'13" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 1 AND SAID NORTH LINE, AT A DISTANCE OF 942.52 FEET, PASS A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" FOUND FOR THE SOUTHEAST CORNER OF LOT 15 OF SAID BLOCK 1 AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHARLES WILLIAMS, RECORDED IN VOLUME 967, PAGE 98, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1195.35 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET FOR THE SOUTHEAST CORNER OF SAID WILLIAMS TRACT AND THE NORTHEAST CORNER OF SAID SRE JOSHUA DEVELOPMENT TRACT AND IN THE WEST LINE OF WINDING CREEK SUBDIVISION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 806, PLAT RECORDS, JOHNSON COUNTY, TEXAS

THENCE SOUTH 00°46'29" WEST, DEPARTING SAID SOUTH AND NORTH LINES AND CONTINUING ALONG AN EAST LINE OF SAID SRE JOSHUA DEVELOPMENT TRACT AND A WEST LINE OF SAID WINDING CREEK SUBDIVISION AND A WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KTV CADDO LP, RECORDED IN VOLUME 3445, PAGE 707, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS,

FOR A TOTAL DISTANCE OF 1224.72 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP FOUND FOR THE SOUTHEAST CORNER OF SAID SRE JOSHUA DEVELOPMENT TRACT AND IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD NUMBER 917, AN 80 FOOT WIDE RIGHT OF WAY;

THENCE NORTH 89°33'59" WEST, DEPARTING SAID EAST AND WEST LINES AND CONTINUING ALONG A SOUTH LINE OF SAID SRE JOSHUA DEVELOPMENT TRACT AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 796.39 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 6115.75 FEET A CENTRAL ANGLE OF 02°58'45", AND A CHORD OF 317.95 FEET BEARING SOUTH 88°51'18" WEST;

THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 317.99 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

SOUTH 86°37'23" WEST, CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.20 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

SOUTH 87°11'53" WEST, CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 679.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SRE JOSHUA DEVELOPMENT TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SKIP HO AND JULIANNA T.T. HO, RECORDED IN INSTRUMENT NUMBER 2010-18170, DEED RECORDS, JOHNSON COUNTY, TEXAS;

UTILITY EASEMENTS

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.

NOTES

- 1. DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS FARTHEST FROM THE INTERSECTION.
- 2. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- 3. COMMON LOT AREAS SHOWN ARE TO BE MAINTAINED BY THE HOA.
- 4. ANY LANDSCAPING PROPOSED OR INSTALLED WITHIN THE COMMON LOT AREAS NOTED ABOVE SHALL BE MAINTAINED BY THE HOA.
- 5. HOA SHALL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS AND ANY SWALES LOCATED WITHIN THE REAR YARD OF ANY RESIDENTIAL LOT.
- 6. THE APPROXIMATE 100 YEAR FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 48251C01160J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLOODPLAIN. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
- 7. 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.
- 8. 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.
- 9. NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL:
 - A) SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDNANCE OF THE CITY OF JOSHUA REGARDING IMPROVEMENTS WITH RESPECT TO THE ADDITION INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF JOSHUA; OR
 - B) UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH

THENCE NORTH 00°22'11" EAST, ALONG A WEST LINE OF SAID SRE JOSHUA DEVELOPMENT TRACT AND THE EAST LINE OF SAID HO TRACT, AT A DISTANCE OF 1228.05 FEET PASS THE COMMON EAST CORNER OF SAID HO TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO STEPHEN WEATHERRED, RECORDED IN VOLUME 1382, PAGE 710 DEED RECORDS, JOHNSON COUNTY, TEXAS, DEPARTING SAID EAST LINE OF THE HO TRACT AND CONTINUING ALONG THE EAST LINE OF SAID WEATHERRED TRACT, FOR A TOTAL DISTANCE OF 1337.52 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

THENCE DEPARTING SAID EAST AND WEST LINES AND CONTINUING OVER AND ACROSS SAID SRE JOSHUA DEVELOPMENT TRACT, THE FOLLOWING COURSES AND DISTANCES;

NORTH 89°41'03" EAST, A DISTANCE OF 130.82 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

NORTH 44°38'53" EAST, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.50 FEET A CENTRAL ANGLE OF 44°16'42", AND A CHORD OF 45.60 FEET BEARING SOUTH 67°29'28" EAST;

SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 46.75 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

SOUTH 89°37'49" EAST, A DISTANCE OF 239.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.50 FEET A CENTRAL ANGLE OF 08°50'20", AND A CHORD OF 9.32 FEET BEARING NORTH 85°57'01" EAST;

NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 9.33 FEET;

SOUTH 00°02'47" EAST, A DISTANCE OF 76.27 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 4818" SET;

NORTH 89°57'13" EAST, A DISTANCE OF 241.22 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 53.616 ACRES, MORE OR LESS.

COMPILED FROM FIELD TIES AND RECORD DATA ON JANUARY 25, 2022 BY WHITFIELD-HALL SURVEYORS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SRE JOSHUA DEV. LLC, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MOCKINGBIRD HILLS, 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.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE SENGALLI OF SRE JOSHUA DEV, LLC A CORPORATION KNOWN TO ME TO BE THE PERSON

WITNESS MY HAND AT JOSHUA, JOHNSON COUNTY, TEXAS THIS THE ____ DAY OF ____, 20____

MIKE SENGALLI SRE JOSHUA DEV, LLC IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT; OR

C) UNTIL THE DEVELOPER AND/OR OWNER FILES CORPORATE SURETY PERFORMANCE AND PAYMENT BONDS IN A FORM ACCEPTABLE TO THE CITY ATTORNEY WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS OF THE ADDITION, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED ON THE BONDS.

THESE RESTRICTIONS WITH RESPECT TO REQUIRED IMPROVEMENTS ARE MADE TO ENSURE THE REQUIRED IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWN AND TO EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION UNTIL SAID REQUIRED IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREETS AND/OR STREETS ON WHICH THE PROPERTY ABUTS AS DESCRIBED HEREIN AND IN COMPLIANCE WITH THE CITY OF JOSHUA SPECIFICATIONS.

 BUILDING SETBACKS: FRONT - 25' WITH FRONT ENTRY GARAGE; 15' WITH "J" SWING GARAGE REAR - 20' SIDES - 5' ADJACENT TO LOTS; 15' ADJACENT TO RIGHT OF WAY.

- 11. THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
- 12. ALL OPEN SPACE LOTS PROVIDED WITHIN THE TRACT WILL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION. THIS WILL INCLUDE ALL IMPROVEMENTS WITHIN THE OPEN SPACE, I.E., DETENTION PONDS, DRAINAGE CHANNELS, WALKS AND LANDSCAPING NOT SPECIFICALLY CONVEYED TO THE CITY OF JOSHUA.

ACKNOWLEDGED TO ME	IBED TO THE ABOVE AND FOREGOING INSTRUMENT, AN E THAT HE EXECUTED THE SAME FOR THE PURPOSE AN ESSED AND IN THE CAPACITY THEREIN STATED AND AS RATION.	D					
GIVEN UPON MY HAND A	AND SEAL OF OFFICE THIS DAY OF	, 20					
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS						
MY COMMISSION EXPIRI	ES:						
THERE ARE NO LIENS A	GAINST THE PROPERTY.					D	PLAT FILED, 2022 DRAWER, VOL, PG
SURVEYOR OF THE STA SUBDIVISION FROM AN A LOT CORNERS, ANGLE F	AT I, JOHNNY D.L. WILLIAMS, A REGISTERED PROFESSIO ATE OF TEXAS, HAVE PREPARED THIS PLAT OF THE ABO ACTUAL SURVEY ON THE GROUND; AND THAT ALL MON POINTS, AND POINTS OF CURVATURE SHOWN THEREON MY PERSONAL SUPERVISION IN ACCORDANCE WITH THI ITY OF JOSHUA.	VE JMENTS FOR AS "SET"				В	BY:COUNTY CLERK
JOHNNY D.L. WILLIAMS TEXAS R.P.L.S. NO. 4 WHITFIELD-HALL SURVE 3559 WILLIAMS ROAD, S FORT WORTH, TEXAS76 (817) 560-2916 (817) 560-2996 FAX DATE City Plan # F	EYORS, INC. SUITE 107 S116	DATE OF PREPARATION: MAY, 2022	OWNER / DEVELOPER SRE JOSHUA DEV, LLC P.O. BOX 939 BURLESON, TX 76097 PHONE: 817-426-3113 EMAIL: TCLLC@AOL.COM		ENGINEEI OTON LAND SOL 9800 HILLWOOD F SUITE 250 FORT WORTH PHONE: 817-562 TX FIRM NO 7	UTIONS, INC PARKWAY 0 H, TX 2-76177	PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 742-2019
(0			- ·				
置 WHITFIELD - HALL SURVEYORS					Job #: Drawn By:	SRJ19001	Revisions:
	REGISTERED PROFESSIONAL LAND SURVEYORS	MOUNINGDIND IIILLS ADDITION, FIIASE 2				:	
	3559 WILLIAMS ROAD, SUITE 107 FORT WORTH , TEXAS 76116 (817) 560-2916	LOIS 15 ⁻²⁰ , 0, DLOCK 1, LOIS 15 ⁻⁵⁵ , D, 0, DLOCK 5, LOIS 1 ⁻¹⁰ , DLOCK 4, LOIS 1 ⁻²⁴ , DLOCK 5, LOIS 1 ⁻²⁴ , DLOCK 6, LOIS 1 ⁻²⁴ , DLOCK 7			Checked By: Date:	05.03.2022	
EETS	JOHNNY@WHITFIELDHALL.ORG						

COUNTY OF JOHNSON