



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 2019-8606, 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 2019-8606, 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;

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.

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

MIKE SENGALLI
SRE JOSHUA DEV. LLC

STATE OF TEXAS

COUNTY OF JOHNSON

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 WHOSE NAME SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

THERE ARE NO LIENS AGAINST THE PROPERTY.

THIS IS TO CERTIFY THAT I, JOHNNY D.L. WILLIAMS, 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.

JOHNNY D.L. WILLIAMS
TEXAS R.P.L.S. NO. 4818
WHITFIELD-HALL SURVEYORS, INC.
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
(817) 560-2996 FAX

DATE

City Plan # FP 2022-01

DATE OF PREPARATION: MAY, 2022

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

- 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.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- COMMON LOT AREAS SHOWN ARE TO BE MAINTAINED BY THE HOA.
- ANY LANDSCAPING PROPOSED OR INSTALLED WITHIN THE COMMON LOT AREAS NOTED ABOVE SHALL BE MAINTAINED BY THE HOA.
- HOA SHALL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS AND ANY SWALES LOCATED WITHIN THE REAR YARD OF ANY RESIDENTIAL LOT.
- 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.
- 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.
- 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.
- NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL:
 - 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
 - UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH 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
 - 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, GUARANTEING 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.
- THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
- 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.

PLAT FILED _____, 2022
DRAWER _____, VOL _____, PG _____.
JOHNSON COUNTY PLAT RECORDS
BY: _____
COUNTY CLERK

OWNER / DEVELOPER
SRE JOSHUA DEV, LLC
P.O. BOX 939
BURLESON, TX 76097
PHONE: 817-426-3113
EMAIL: TCLLC@AOL.COM

SURVEYOR
WHITFIELD-HALL SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TX 76116
PHONE: 817-560-2916
TX TBPELS: 10138500
EMAIL: WHITFIELDHALL@SBCGLOBAL.NET

ENGINEER
PELOTON LAND SOLUTIONS, INC
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX
PHONE: 817-562-76177
TX FIRM NO 76177

PLANNED DEVELOPMENT DISTRICT
ORDINANCE NO. 742-2019

OF 2 SHEETS	SHEET 2	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 15-53, 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 CONTAINING 143 SINGLE FAMILY RESIDENTIAL LOTS AND 6 OPEN SPACE LOTS	Job #:	SRJ19001	Revisions:
				Drawn By:		
				Checked By:		
				Date:	05.03.2022	