



VICINITY MAP (NOT TO SCALE)

LEGEND

IRF IRON ROD FOUND
IPF IRON PIPE FOUND
CIRF CAPPED IRON ROD FOUND
(C.M.) CONTROLLING MONUMENT
U.E. UTILITY EASEMENT
J.C.S.U.D. JOHNSON COUNTY SPECIAL
UTILITY DISTRICT

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS T.J. MILLER AND DENISE MILLER, ACTING BY AND THROUGH THE THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT 145, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 2021-8385, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J. H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND BEING ALL OF THE LAND CONVEYED TO T. J. MILLER and DENISE MILLER, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-8385, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), ALSO BEING KNOWN AS LOT 3R-1, BLOCK 2, EAST HILLS ADDITION, PHASE I, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 218, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF JOSHUA BOULEVARD, FOR THE NORTHEAST CORNER OF SAID LOT 3R-1 AND BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ROYAL ADDITION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 367, P.R.J.C.T.;

THENCE, S 06°41'23" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID JOSHUA BOULEVARD, A DISTANCE OF 111.20 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "DUMAS SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R-1 AND BEING THE NORTHEAST CORNER OF LOT 3R-2, SAID EAST HILLS ADDITION, PHASE 1, FROM WHICH A 3/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R-1 BEARS, S 06°41'23" E, A DISTANCE OF 111.20 FEET;

THENCE, S 89°43'47" W, A DISTANCE OF 199.75 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "DUMAS SURVEYING" FOUND IN THE EAST LINE OF LOT 4R-3, BLOCK 2, EAST HILLS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 844, P.R.J.C.T., FOR THE SOUTHWEST CORNER OF SAID LOT 3R-1 AND BEING THE NORTHWEST CORNER OF SAID LOT 3R-2;

THENCE, N 06°50'52" W, A DISTANCE OF 110.69 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3R-1 AND THE NORTHEAST CORNER OF SAID LOT 4R-3 AND BEING IN THE SOUTH LINE OF LOT 7, BLOCK 2, ROYAL ADDITION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 545, P.R.J.C.T.;

THENCE, N 89°34'28" E, WITH THE NORTH LINE OF SAID LOT 3R-1, A DISTANCE OF 200.00 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 0.506 ACRE OF LAND.**

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0160 J, EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- () DENOTES RECORD DATA.
- THE OWNER HEREBY PROVIDES 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.
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- 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. 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 STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS ON THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA, TEXAS, 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.
- "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."
- 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. WHEREAS CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION.
- "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."

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOT 3R-1A, LOT 3R-1B, BLOCK 2, EAST HILLS ADDITION PHASE 1, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF JOSHUA ON THE _____DAY OF _____ 20____.

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 (2) 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 _____ 20____

CITY SECRETARY

| | |
|------------------------------|------|
| APPROVED: | |
| CHAIRMAN | DATE |
| PLANNING & ZONING COMMISSION | |
| ATTEST: | |
| CITY SECRETARY | DATE |

PLAT RECORDED IN
INSTRUMENT # _____ YEAR _____
DRAWER _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

REPLAT SHOWING LOT 3R-1A & LOT 3R-1B EAST HILLS ADDITION PHASE 1

AN ADDITION OF THE CITY OF JOSHUA BEING 0.506 ACRES OF LAND LOCATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.

PLAT PREPARED: JANUARY 6, 2022

OWNER:

T.J. MILLER AND DENISE MILLER
222 JOSHUA BLVD.
JOSHUA, TEXAS 76058
PH. NO. 817-822-9207

THERE ARE NO LIENS AGAINST THE PROPERTY

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 09, 2021 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF JOSHUA.

**PRELIMINARY, FOR REVIEW PURPOSES ONLY.
NOT TO BE RECORDED FOR ANY REASON.**

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

EMAIL: ROBERTY@TRANSTEXASSURVEYING.COM



401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
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www.transtexassurveying.com

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| Scale: 1"=40' | Date: 05/24/2022 | DWG: 20210146-FINAL PLAT |
| Drawn: MLH | Checked: RLY | Job: 20210146 |

CASE NUMBER RP-2022-02