

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS BEING A 1.883 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NUMBER 636, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.88 ACRE TRACT OF LAND DESCRIBED BY DEED TO DAKOTA MARSHALL AND KELLY MYERS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-23054, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE NORTHWEST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 8.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO MERLE M. BREITENSTEIN AND APRIL D. BREITENSTEIN, RECORDED IN VOLUME 963, PAGE 143, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF STADIUM DRIVE, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1.88 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 181.60 FEET, TO MAG NAIL SET AT THE NORTHEAST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.28 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROBERT N. WILLIAMS AND DARLENE WILLIAMS, RECORDED IN VOLUME 1374, PAGE 718, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 09 MINUTES 56 SECONDS WEST, DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID CALLED 1.88 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 0.28 ACRE TRACT, AT A DISTANCE OF 24.02 FEET, PASSING A 3/8" IRON ROD FOUND FOR REFERENCE AND CONTINUING IN ALL 177.73 FEET, TO A 1/2" IRON ROD FOUND AT AN ELL CORNER IN SAID EAST LINE, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.28 ACRE TRACT;

THENCE NORTH 89 DEGREES 32 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 68.78 FEET, TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID EAST LINE, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 0.28 ACRE TRACT, AND BEING ON THE WEST LINE OF A CALLED 5.5 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROBERT N. WILLIAMS AND DARLENE WILLIAMS, RECORDED IN VOLUME 1214, PAGE 312, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 38 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, BEING COMMON WITH THE WEST LINE OF SAID CALLED 5.5 ACRE TRACT, A DISTANCE OF 39.85 FEET, TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID EAST LINE, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.34 ACRE TRACT OF LAND AS DESCRIBED IN SAID WILLIAMS DEED (1374-718);

THENCE SOUTH 89 DEGREES 23 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.34 ACRE TRACT, A DISTANCE OF 68.42 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT AN ELL CORNER IN SAID EAST LINE, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.34 ACRE TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES 42 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 219.38 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" AT THE SOUTHWEST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.34 ACRE TRACT, AND BEING ON THE LOWER NORTH LINE OF SAID CALLED 5.5 ACRE TRACT;

THENCE NORTH 89 DEGREES 25 MINUTES 11 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 1.88 ACRE TRACT, BEING COMMON WITH THE LOWER NORTH LINE OF SAID CALLED 5.5 ACRE TRACT, A DISTANCE OF 182.32 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" AT THE SOUTHWEST CORNER OF SAID CALLED 1.88 ACRE TRACT, SAME BEING THE LOWER NORTHWEST CORNER OF SAID CALLED 5.5 ACRE TRACT, SAME BEING ON THE EAST LINE OF SAID CALLED 8.00 ACRE TRACT;

THENCE NORTH 00 DEGREES 14 MINUTES 18 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 1.88 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 8.00 ACRE TRACT, AT A DISTANCE OF 409.75 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE AND CONTINUING IN ALL 434.38 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.883 ACRES OR 82,011 SQUARE FEET OF LAND, MORE OR LESS.

GENERAL NOTES

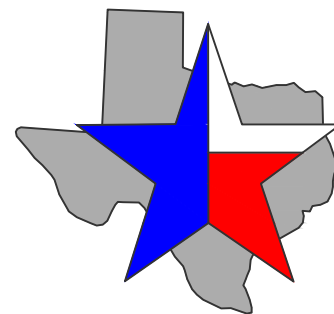
1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
4. 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.
5. 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.
6. CITY OF JOSHUA IS NOT RESPONSIBLE FOR ANY 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.
7. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
8. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
9. THIS PROPERTY IS SERVICED BY PRIVATE WATER WELL.

FINAL PLAT
OF
LOT 1, BLOCK 1

MARSHALL ADDITION

BEING 1.883 ACRES OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NUMBER 636, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.

PREPARED: AUGUST, 2022
1 RESIDENTIAL LOT



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

STATE OF TEXAS
COUNTY OF JOHNSON

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOT 1, BLOCK 1, MARSHALL ADDITION, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE MARSHALL ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND / OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED.

OWNER FOR _____

THERE ARE NO LIENS AGAINST THE PROPERTY.

DAKOTA MARSHALL

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF MAY, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KELLY MYERS

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF MAY, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____ 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

ATTEST:

CITY SECRETARY DATE

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR _____, INSTRUMENT # _____, .

DRAWER _____, SLIDE _____

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

OWNER

DAKOTA MARSHALL AND
KELLY MYERS
1000 STADIUM DRIVE
JOSHUA, TX 76058
DAKOTA@MAGNOLIAFENCECO.COM
575-491-9464

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



CROSS TIMBERS REAL ESTATE
AND DEVELOPMENT, LLC
VOLUME 3394, PAGE 42
DRJCT

POINT OF
BEGINNING

MAG NAIL SET
N: 6847949.37
E: 2315301.09

STADIUM DRIVE

PRESCRIPTIVE RIGHT-OF-WAY
N 89°42'51" E 181.60'

RIGHT-OF-WAY
DEDICATION
0.101 ACRES
4,412 Sq. Feet

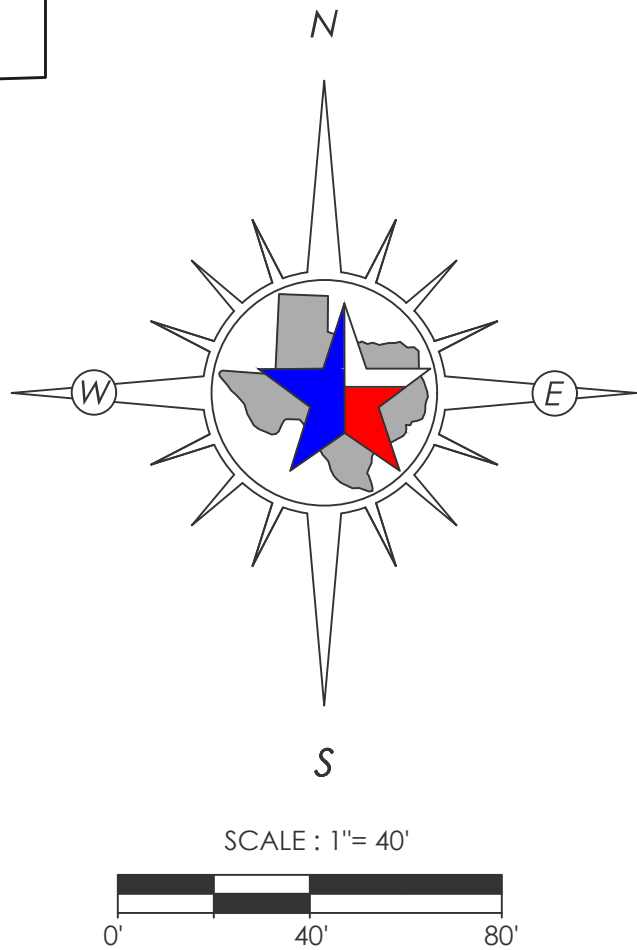
LOT 1, BLOCK 1
1.781 ACRES
77,599 Sq. Feet

DAKOTA MARSHALL AND
KELLY MYERS
CC# 2022-23054
DRJCT

MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 636

2" STEEL FENCE
CORNER POST
FOUND

1/2" CIRC "BURNS"
NAD83 (GRID)
N: 6847513.15
E: 2315481.60



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA, TEXAS.

EXECUTED THIS THE ____TH DAY OF AUGUST, 2022.

PRELIMINARY

This document shall not be
recorded for any purpose and shall
not be used or viewed or relied
upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 220676
DATE: AUGUST 30, 2022
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

CITY CASE NO. FP2022-10