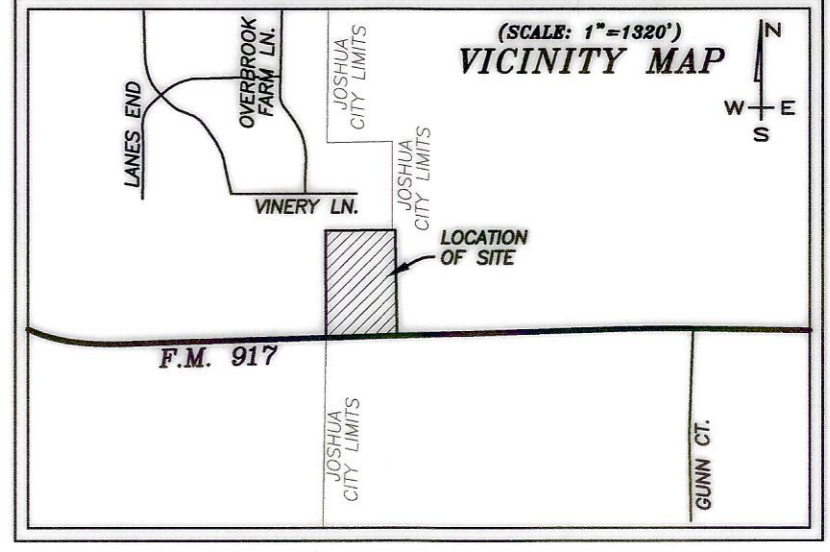


Owner/Developer:
 Kent Meyer 817-944-3156
 Amanda Meyer
 1140 FM 917
 Joshua, TX 76058

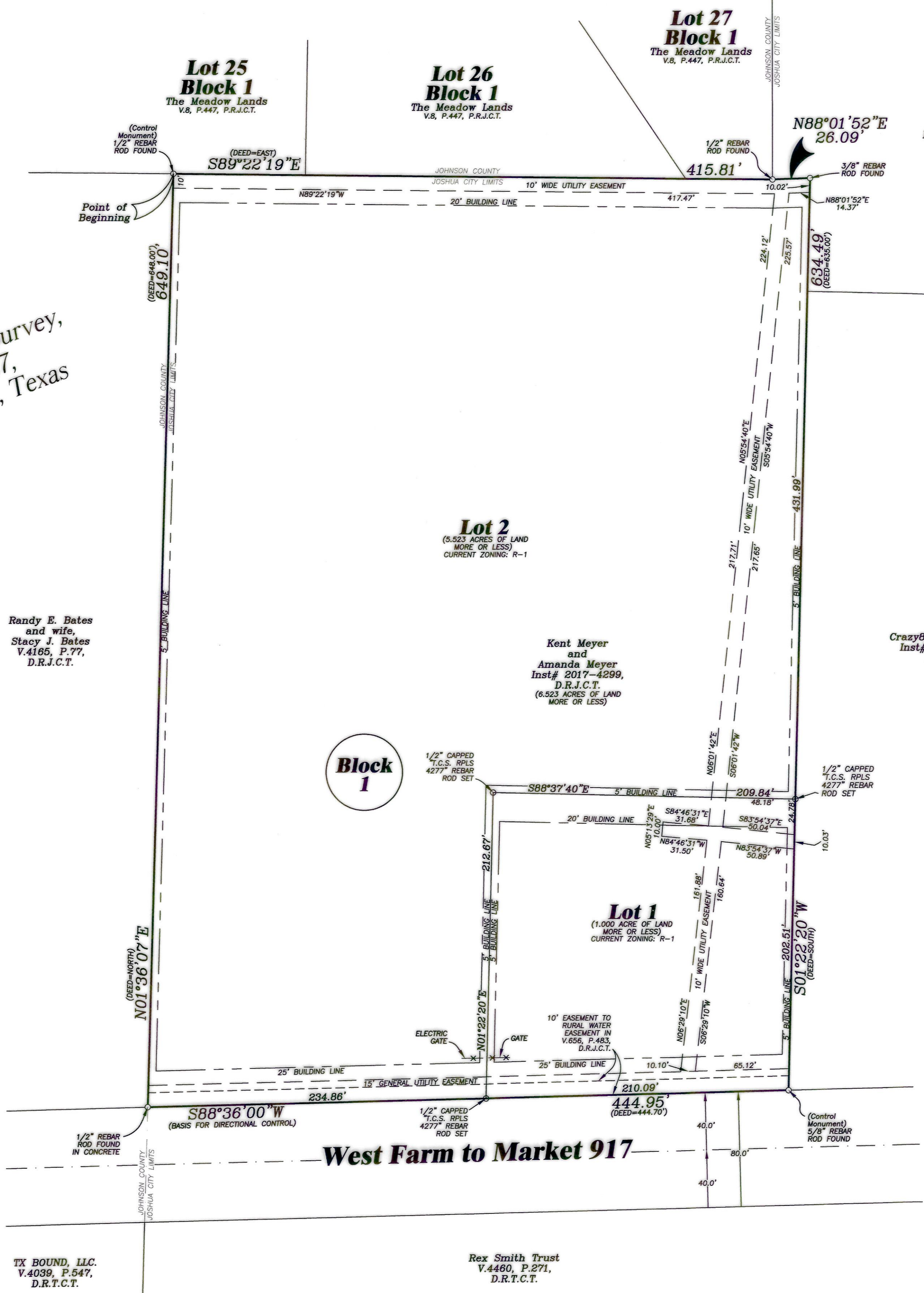
LINE	BEARING	LENGTH
L1	S02°01'42"W	20.74'
L2	S83°54'37"E	50.04'
L3	S83°54'37"E	50.04'
L4	S02°29'10"W	160.64'
L5	S02°29'10"W	161.88'
L6	S04°46'31"E	31.50'
L7	N02°13'29"E	10.00'
L8	S84°46'31"E	31.68'
L9	S02°01'42"W	19.99'



City of Joshua
 I hereby certify that the above and foregoing plat of Meyer's Subdivision, an Addition to the City of Joshua, Texas, was approved by the City Council of the City of Joshua on the 23rd day of May, 2019.
 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, City of Joshua Subdivision Ordinance 51.
 WITNESS OUR HAND this 23rd day of May, 2019.
 City Secretary

Approved:
 City Administrator
 Attest:
 City Secretary

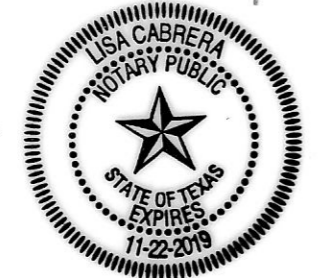
Eli M. Thomason Survey,
 Abstract # 827,
 Johnson County, Texas



PLAT DEDICATION:
 Description for a tract of land situated in the Eli M. Thomason Survey, Abstract Number 827, Johnson County, Texas, being that same tract of land situated in Kent Meyer and Amanda Meyer, recorded in Instrument Number 2017-4299, Deed Records, Johnson County, Texas, being more particularly described by metes and bounds as follows:
 Beginning at 1/2" rebar rod found (Control Monument) at the northwest corner of the Meyer Tract, same being the northeast corner of a tract of land described in a deed to Randy E. Bates and wife, Stacy J. Bates, recorded in Volume 4165, Page 77, Deed Records, Johnson County, Texas, and being in the south line of Lot 25, Block 1, The Meadow Lands, recorded in Volume 8, Page 447, Plat Records, Johnson County, Texas;
 Thence S89°22'19"E. (DEED=EAST), 415.81 feet along the common line of the Meyer Tract and The Meadow Lands to a 1/2" rebar rod found for the southeast corner of Lot 27, The Meadow Lands, same being a tract of land described in a deed as "Tract II" to Juan R. Ramos and spouse, Maria A. Ramos, recorded in Instrument Number 2015-22010, Deed Records, Johnson County, Texas;
 Thence N88°01'52"E., 28.09 feet along a common line of the Meyer Tract and the Ramos Tract to a 3/8" rebar rod found for the northeast corner of the Meyer Tract;
 Thence S01°22'20"W. (DEED= SOUTH), 634.49 feet (DEED=635.00') along the common line of the Meyer Tract; the Ramos Tract, and a tract of land described in a deed to Crazy8 Ministries Inc., recorded in Instrument Number 2015-14203, Deed Records, Johnson County, Texas, to a 5/8" rebar rod found (Control Monument) in the north line of Farm to Market 917, an existing 80 feet wide right of way, for the southeast corner of the Meyer Tract, same being the southwest corner of the Crazy8 Ministries Tract;
 S88°36'00"W. (BASIS FOR DIRECTIONAL CONTROL), 444.95 feet (DEED=444.70') along the north line of Farm to Market 917 to a 1/2" rebar rod found in concrete for the southwest corner of the Meyer Tract, same being the southeast corner of the Bates Tract;
 Thence N01°36'07"E. (DEED=NORTH), 649.10 feet (DEED=648.00') along the common line of the Meyer Tract and the Bates Tract to the point of beginning and containing 6.523 acres of land more or less.
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS
 We the undersigned owners of the land shown on this plat, and designated herein as the Meyer's Subdivision, 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 Meyer's Subdivision have been notified and signed this plat.
 We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required.
 Kent Meyer
 Amanda Meyer

Notes:
 According to the Flood Insurance Rate Map for Johnson County, Texas, and Incorporated Areas, Community Panel Number 48251C 0160 J, Dated December 4, 2012, this tract is in Zone X, which is not in the 1% annual chance flood.
 The easements recorded in Volume 369, Page 91, and Volume 531, Page 555, Deed Records, Johnson County, Texas, are blanket type easements that affect this tract.
 Right of way dedication for Farm to Market 917 to the State of Texas, is recorded in Volume 377, Page 237, Deed Records, Johnson County, Texas.
 This property may be subject to changes related to impact fees, and the applicant should contact the City regarding any applicable fees due.
 There are no liens against the 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; 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.
 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.
 Current zoning is Single Family Residential (R-1).

STATE OF TEXAS
 COUNTY OF JOHNSON
 Before me, the undersigned authority, on this day personally appeared Kent Meyer and Amanda Meyer, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.
 Given under my hand and seal of office this 29th day of May, 2019.
 Notary Public in and for the State of Texas
 My Commission Expires: 11-22-2019



Filed For Record 6-02-19
 Volume 11, Page 297, State of Texas
 Becky J. Wiley
 Cindy Bailey

TRI SURVEYING
COUNTIES
 d/b/a TRICO/DELTA JOINT VENTURE
 116 LOCUST STREET, AZLE TX 76020
 OFFICE: 817-444-2355 FAX: 817-444-4387
 surveying@tricotcountysurveying.com
 FIRM REGISTRATION: 10194462
 JOB# 19040127 JOB# 19010017-PLAT

This is to certify that I, Lonnie Reed, 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.
 Lonnie Reed
 Lonnie Reed, Surveyor
 Texas R.P.L.S. No. 4277
 Date: 04-29-2019



2 RESIDENTIAL LOTS
MINOR PLAT SHOWING
 Lots 1 and 2, Block 1,
Meyer's Subdivision
 AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING
 6.523 ACRES OF LAND SITUATED IN THE ELI M. THOMASON SURVEY,
 ABSTRACT NUMBER 827, JOHNSON COUNTY, TEXAS.
 THIS PLAT FILED FOR RECORD IN VOLUME _____, PAGE _____, SLIDE _____, DATE _____