PLAT FILED _____, 2023.

SLIDE___,VOLUME ____,PAGE___,

JOHNSON COUNTY PLAT RECORDS

BY:_____

_____

COUNTY CLERK

APPROVED:

_____ _____

Chairman Date
Planning & Zoning Commission

Attest:

_____ _____

City Secretary Date

APPROVED BLOCK

I hereby certify that the above and foregoing plat of Zatlo Addition lo the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the _____ day of _____, 2023.

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 _____, 2023.

_____

City Secretary

NOTE:

1 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.

2 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

3 "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.

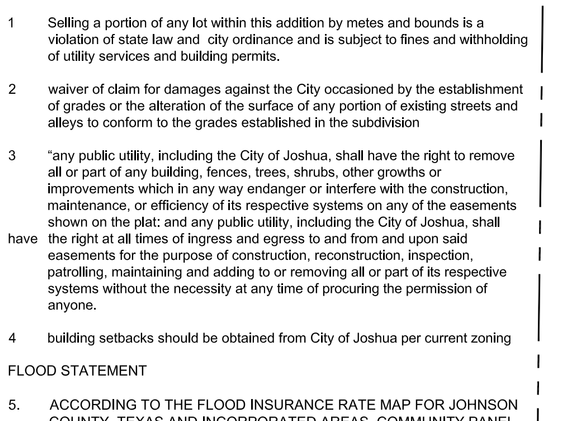
4 building setbacks should be obtained from City of Joshua per current zoning

FLOOD STATEMENT

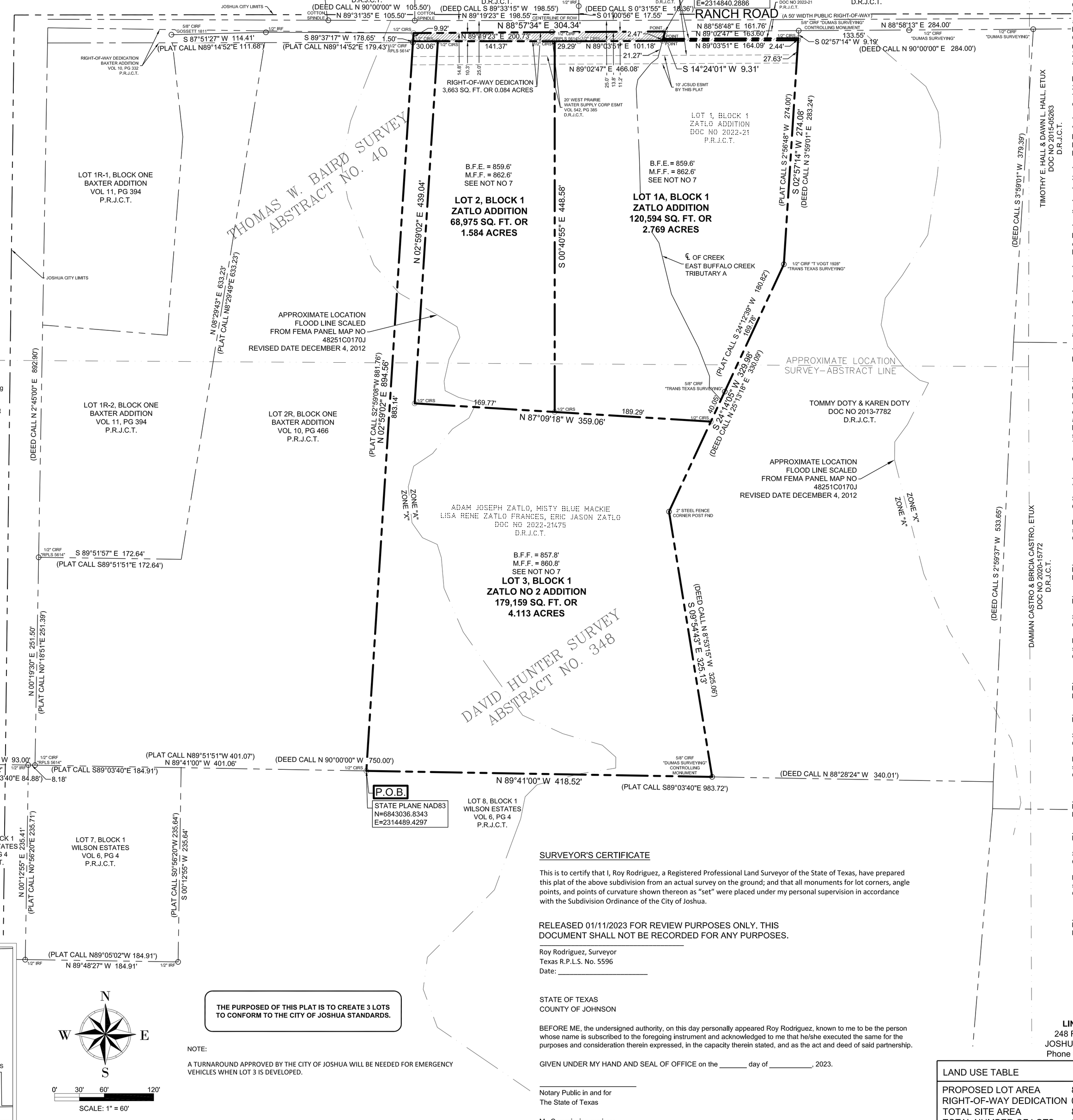
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0170J, EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED).

6 "NO CONSTRUCTION OR FILLING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, 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."

7 PER LETTER OF BFE DETERMINED FROM SAMANTHA RENZ, P.E., C.F.M., THE MINIMUM FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES ON THIS PREMISES OF LOT 1A = 862.6' LOT 2 = 862.6' (3' ABOVE BFE OF 859.6) AND LOT 3 = 860.8' (3' ABOVE BFE OF 857.8), PER THE REVISED JOHNSON COUNTY FLOOD DAMAGE PREVENTION ORDER OF 2012, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID BFE DETERMINED.



CASE NUMBER RP23-01



THE PURPOSED OF THIS PLAT IS TO CREATE 3 LOTS TO CONFORM TO THE CITY OF JOSHUA STANDARDS.

NOTE:

A TURNAROUND APPROVED BY THE CITY OF JOSHUA WILL BE NEEDED FOR EMERGENCY VEHICLES WHEN LOT 3 IS DEVELOPED.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS ADAM JOSEPH ZATLO, MISTY BLUE MACKIE, LISA RENE ZATLO FRANCES & ERIC JASON ZATLO, are the sole owner of an 8.549 acre tract of land situated in the **DAVID HUNTER SURVEY, ABSTRACT NO. 348 & THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40**, in the City of Joshua, Johnson County, Texas, being all of Lot 1, Block 1, Zatlo Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Document Number 2022-21, Plat Records, Johnson County, Texas, being the reminder of that certain tract of land described in a deed to Adam Joseph Zatlo, Misty Blue Mackie, Lisa Rene Zatlo Frances & Eric Jason Zatlo, recorded in Document Number 2022-21475, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Zatlo tract, and Lot 2R, Block One, Baxter Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 466, Plat Records, Johnson County, Texas, said point being in the north line of Lot 8, Block 1, Wilson Estates, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 6, Page 4, Plat Records, Johnson County, Texas;

THENCE N 02°59'02" E, along the common line of said Zatlo tract, and said Lot 2R, Block One, passing a 1/2 inch iron rod with cap stamped "RPLS 5614" found for the northeast corner of said Lot 2R, Block One, and the southeast corner of a right-of-way dedication as shown on Baxter Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 332, Plat Records, Johnson County, Texas, and continuing a total distance of 894.56 feet to a 1/2 inch iron rod with plastic cap stamped BLUESTAR SURVEYING" set for the northwest corner of said Zatlo tract, said point being the south right-of-way line of Ranch Road;

THENCE N 88°57'34" E, along the north line of said Zatlo tract, and along the south right-of-way line of said Ranch Road, a distance of 304.34 feet to a point in the centerline of a creek, said point being the northwest corner of a right-of-way dedication as shown on said Zatlo Addition;

THENCE, S 14°24'01" W, crossing said Zatlo tract, and along the west line of said Zatlo Addition, a distance of 9.31 feet to a point for corner, said point being the northwest corner of Lot 1, Block 1, of said Zatlo Addition;

THENCE N 89°02'47" E, crossing said Zatlo tract, along the north line of said Lot 1, Block 1, and along the south right-of-way line of said Ranch Road, a distance of 163.60 feet to a 1/2 inch iron rod with plastic cap stamped BLUESTAR SURVEYING" set for the northeast corner of said Lot 1, Block 1, and being in the west line of a tract of land described in a deed to Tommy Doty and Karen Doty, recorded in Document Number 2013-7782, Deed Records, Johnson County, Texas;

THENCE, S 02°57'14" W, along the common line of said Lot 1, Block 1, and said Doty tract, a distance of 274.08 feet to a 1/2 inch iron rod with cap stamped "TVOGT 1928" found for the common corner of said Lot 1, Block 1, and said Doty tract;

THENCE S 24°14'05" W, crossing said Zatlo tract, and along the west line of said Doty tract, a distance of 329.98 feet to a 2 inch steel fence corner post found for corner;

THENCE S 09°54'43" E, crossing said Zatlo tract, and along the west line of said Doty tract, a distance of 325.13 feet to a 5/8 inch iron rod with cap stamped "DUMAS SURVEYING" found for the southwest corner of said Doty tract, same being the common line of said Zatlo tract, and said Lot 8, Block 1;

THENCE N 89°41'00" W, along the common line of said Zatlo tract, and said Lot 8, Block 1, a distance of 418.52 feet to the **POINT OF BEGINNING** and containing 372,391 square feet or 8.549 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ZATLO 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 ZATLO 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.
There are no liens against this property.

Owner **ADAM JOSEPH ZATLO, MISTY BLUE MACKIE, LISA RENE ZATLO FRANCES & ERIC JASON ZATLO.**

_____
ADAM JOSEPH ZATLO

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared **ADAM JOSEPH ZATLO**, 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 purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2023.

_____
Notary Public in and for the State of Texas
My Commission Expires:

_____
MISTY BLUE MACKIE

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared **MISTY BLUE MACKIE**, 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 purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2023.

_____
Notary Public in and for the State of Texas
My Commission Expires:

_____
LISA RENE ZATLO FRANCES

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared **LISA RENE ZATLO FRANCES**, 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 purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2023.

_____
Notary Public in and for the State of Texas
My Commission Expires:

_____
ERIC JASON ZATLO

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared **ERIC JASON ZATLO**, 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 purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2023.

_____
Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

This is to certify that I, Roy Rodriguez, 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.

RELEASED 01/11/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

_____
Roy Rodriguez, Surveyor
Texas R.P.L.S. No. 5596
Date: _____

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

_____
Notary Public in and for
The State of Texas

My Commission expires:_____

REPLAT
ZATLO ADDITION
LOTS 1A & 2 & 3, BLOCK 1
8.549 ACRES
OUT OF THE
DAVID HUNTER SURVEY, ABSTRACT NO. 348 &
THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40
ETJ OF THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS
3 RESIDENTIAL LOTS
JANUARY 11, 2023

OWNER:
LINDA ZATLO
248 RANCH ROAD
JOSHUA TEXAS, 76058
Phone #: 817-233-8210

LAND USE TABLE	
PROPOSED LOT AREA	8.465 ACRES
RIGHT-OF-WAY DEDICATION	0.084 ACRES
TOTAL SITE AREA	8.549 ACRES
TOTAL NUMBER OF LOTS	3
RESIDENTIAL LOTS	3

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
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CLEBURNE, TEXAS 76033
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JN 22-278 | GF # | DATE: 1/11/23