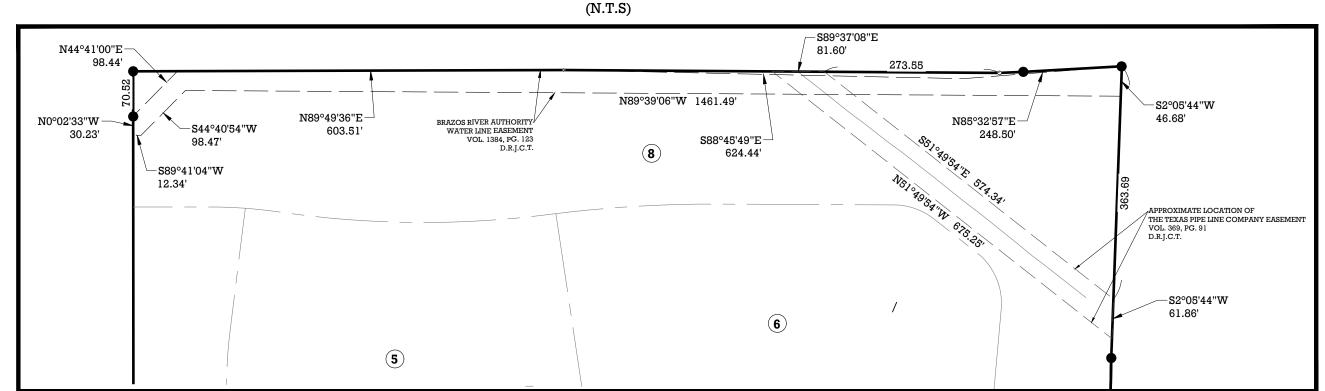


LOT TABLE LO		LOT TA	LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE				LOT TABLE							
OT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	BLOCK	ACRES	SQ. F
1	1	0.207	9,021	1	2	0.211	9,183	1	3	0.230	10,000	1	4	0.230	10,004	1	5	0.233	10,130	1	6	0.233	10,13
2	1	0.207	9,021	2	2	0.207	9,036	2	3	0.231	10,064	2	4	0.207	9,031	2	5	0.234	10,175	2	6	0.218	9,49
3	1	0.207	9,021	4	2	0.207	9,033	3	3	0.219	9,544	3	4	0.208	9,079	4	5 5	0.232	10,123	4	6	0.251	10,94
5	1	0.233	10,148	5	2	0.201	9,936	5	3	0.230	9,255	5	4	0.210	9,236	5	5	0.232	9,427	5	6	0.235	9,74
6	1	0.233	10,148	6	2	0.211	9,179	6	3	0.210	9,145	6	4	0.214	9,313	6	5	0.213	9,292	6	6	0.213	9,27
7	1	0.233	10,148	7	2	0.207	9,027	7	3	0.216	9,424	7	4	0.215	9,373	7	5	0.228	9,917	7	6	0.186	8,11
8	1	0.233	10,148	8	2	0.241	10,489	8	3	0.218	9,500	8	4	0.239	10,402	8	5	0.221	9,636	8	6	0.201	8,75
9	1	0.233	10,148	9	2	0.236	10,282	9	3	0.207	9,000	9	4	0.222	9,675	9	5	0.216	9,430	9	6	0.334	14,5
10	1	0.233	10,148	10	2	0.236	10,294	10	3	0.230	10,001	10	4	0.222	9,679	10	5	0.247	10,764	10	6	0.207	9,03
11	1	0.233	10,148	11	2	0.238	10,383	11	3	0.231	10,042	11	4	0.223	9,718	11	5	0.228	9,948	11	6	0.207	9,03
				12	2	0.269	11,728	12	3	0.211	9,190	12	4	0.230	10,001	12	5	0.258	11,223	12	6	0.207	9,02
				13	2	0.275	11,990	13	3	0.211	9,182	13	4	0.232	10,089	13	5	0.259	11,261	13	6	0.207	9,02
				14	2	0.228	9,951	14	3	0.220	9,566	14	4	0.234	10,177	14	5	0.257	11,201	14	6	0.216	9,42
				15	2	0.246	10,723	15	3	0.211	9,205	15	4	0.218	9,503					15	6	0.209	9,11
				16	2	0.237	10,321	16	3	0.230	10,007	16	4	0.231	10,049					16	6	0.226	9,84
				17	2	0.239	10,409	LOT TA	DI C			LOT TA	BLE			LOT TA	BLE						
				18	2	0.230	10,015	LOT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	BLOCK	ACRES	SQ. FT.	LOT NO.	BLOCK	ACRES	SQ. FT.				
				19	2	0.218	9,480	1	7	0.248	10,820	1 U	8	0.200	8,731	1X	9	0.030	1,320				
				20	2	0.210	9,155	2	7	0.246	10,707	2 X	8	2.190	95,410								
				21	2	0.210	9,137	3	7	0.275	11,994	3	8	0.225	9,782								
				22	2	0.217	9,458	4	7	0.287	12,507	4	8	0.222	9,666								
				23	2	0.212	9,582	5	7	0.440	19,169	5	8	0.223	9,705								
						0.220	0,002	6	7	0.286	12,477	6	8	0.213	9,297								
								7	7	0.208	9,070	7	8	0.208	9,079								
								8	7	0.208	9,070	8X	8	0.438	19,071								
								9	7	0.208	9,070	9	8	0.473	20,599								
								10	7	0.208	9,070	10	8	0.684	29,780								
								11	7	0.218	9,500	11	8	0.497	21,642								
								12	7	0.208	9,070	12 X	8	0.716	31,167								
								13	7	0.208	9,070	13	8	0.265	11,529								
								14	7	0.208	9,070	14	8	0.265	11,537								
								15	7	0.218	9,500	15		0.265	11,958								
												17	8	0.282	12,293								
												18	8	0.290	12,644								
												19	8	0.295	12,841								
												20	8	0.282	12,283								
												21	8	0.288	12,541								
												22	8	0.291	12,669								
												23	8	0.291	12,668								
												24	8	0.288	12,538								
												25	8	0.282	12,278								
												26	8	0.291	12,697								
												27	8	0.299	13,041								
												28	8	0.280	12,204								

EXISTING EASEMENT DETAIL



29 8 0.343 14,962

GENERAL NOTES:

- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN TEXAS (D.R.J.C.T.), AND LOCATED IN COUNTY ROAD NO. 909; THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND
- ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE CORNER OF SAID 44.427 ACRE TRACT; JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
- ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0160J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
- 6. LOTS SHOWN HEREON WITH "X" CAN NOT BE BUILT ON AND ARE INTENDED TO BE USED FOR DRAINAGE SAID WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT; AND DETENTION. ALL "X" LOTS ARE OPEN SPACE LOTS.
- 7. SUBJECT PROPERTY IS CURRENTLY ZONED SINGLE FAMILY RESIDENTIAL (R1)
- 8. 140 LOTS; 137 RESIDENTIAL, 3 "X" LOTS
- THE CITY OF JOSHUA WEBSITE ON APRIL 6, 2020. SEE DETAIL SHOWN HEREON.
- 10. PROPOSED USE: SINGLE FAMILY

AND BUILDING PERMITS.

- 11. NO LOT WITHIN THIS ADDITION SHALL BE ALLOWED DRIVEWAY ACCESS TO COUNTY ROAD 909.
- 12. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF
- 13. SCREENING WALL LOCATED IN BLOCK 1 WILL BE MAINTAINED BY THE H.O.A.
- 14. RETAINING WALLS WILL BE MAINTAINED BY THE OWNER OF THE PROPERTY ON WHICH THE RETAINING
- 15. H.O.A. IS TO BE RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE LOTS, DRAINAGE EASEMENTS, AND DETENTION BASINS. HOA IS ALSO RESPONSIBLE FOR MAINTENANCE OF RETAINING WALLS THAT ARE LOCATED ON OPEN SPACE LOTS.
- LOT 1U, BLOCK 8 IS TO BE UTILIZED FOR A SANITARY SEWER LIFT STATION, AND IS NOT TO BE USED AS A NORTHERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 1.55 ACRE TRACT; RESIDENTIAL LOT.

UTILITY EASEMENT RESTRICTION STATEMENT

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 THIS 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 PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE.

PUBLIC OPEN SPACE EASEMENT RESTRICTION STATEMENT

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.

DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT

NO CONSTRUCTION OR FILING, 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.

I HEE	REBY	CER	rify	THAT	THE	ΑB	OVE	AND	AND	FOREC	OINC	F PL	AT O	F IOS	SHUA	HIC	CHLA	NDS
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		,						,		•	,							
AND	ZON	IING	CO	MIMISI	ON	OF.	THE	CH	'Y OI	JOSH	lUA	ON	THE				DAY	OF.

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 THE REQU

WITNESS

UIREMENTS OF THE SUB			
OUR HAND, THIS	_ DAY OF	, 2022.	
	CITY SECRETARY		
PLAT RECORDE	D IN:		
INSTRUMENT N	0	, SLIDE	_
DATE			
COUNTY CLERK	K, JOHNSON COUNTY,	TEXAS	
DEPUTY			

BRIAN.KRAFFT@TOPOGRAPHIC.COM

STATE OF TEXAS

COUNTY OF JOHNSON

ALL BEARINGS SHOWN HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, WHEREAS PED HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, COORDINATE VALUES AND OF LAND SITUATED IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827, JOHNSON COUNTY TEXAS, AND BEING ALL OF A CALLED 44.427 ACRE ACREAGES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 1.55 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED RECORDED IN 1.00012. ALL MEASURED ELEVATIONS SHOWN HEREON ARE CORRELATED TO NAVD 88 VERTICAL DATUM. INSTRUMENT NO. 2021-31287, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY

COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS CALLED 14.028 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 948, PAGE 100, DEED RECORDS OF JOHNSON COUNTY,

> THENCE N 88°52'56" W WITH THE SOUTHERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 909, A DISTANCE OF 1091.57 FEET TO A 5/8" IRON ROD FOUND WITH A CAP HAVING ILLEGIBLE MARKINGS AT THE SOUTHERNMOST SOUTHWEST

THENCE N $00^{\circ}00'20"$ W WITH THE SOUTHERNMOST WEST LINE OF SAID 44.427 ACRE TRACT, AT 24.68 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909 AT THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2532, PAGE 414, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), IN ALL A DISTANCE OF 233.15 FEET TO A 2" METAL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER

THENCE N 88°49'39" W WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT AND THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN ANGLE POINT IN

THENCE N 88°57'11" W, CONTINUING WITH THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.42 FEET TO A 5/8" IRON ROD FOUND AT THE WESTERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT, LOCATED IN THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-9240, O.P.R.J.C.T.;

THENCE N 00°05'40" W WITH THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 44.427 ACRE TRACT, AND GENERALLY ALONG A BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE CITY OF JOSHUA CHAPTER 14 ZONING FENCE, A DISTANCE OF 227.07 FEET TO THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT ALSO BEING THE EASTERNMOST SOUTHEAST CORNER ORDINANCE, SECTION 4-3 "R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT" REQUIREMENTS, AS FOUND ON OF A CALLED 22.171 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-1940, O.P.R.J.C.T., FROM WHICH A 4" METAL FENCE CORNER POST BEARS S 9°44'18" W, A DISTANCE OF 0.68 FEET;

> THENCE N 00°02'36" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACER TRACT AND SAID 22.171 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 833.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 22.171 ACRE TRACT, ALSO BEING THE SOUTHERNMOST SOUTHEAST CORNER OF A CALLED 70.81 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4039, PAGE 547, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 44.427 ACRE TRACT;

STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES THENCE WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 70.81 ACRE TRACT AS FOLLOWS:

- N 00°00'32" W, A DISTANCE OF 70.52 FEET TO A 5/8" IRON ROD FOUND FOR A CORNER;
- N 89°49'36" E, GENERALLY ALONG A FENCE, A DISTANCE OF 672.74 FEET TO A 4" METAL FENCE CORNER POST FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID 70.81 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 36.4 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN 4460, PAGE 271, O.P.R.J.C.T.;

THENCE S 89°37'08" E WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 36.4 ACRE TRACT, GENERALLY ALONG A FENCE, A DISTANCE OF 680.76 FEET TO A 2" METAL FENCE CORNER POST FOUND FOR AN ANGLE POINT;

THENCE N 87°26'02" E, GENERALLY ALONG A FENCE, A DISTANCE OF 37.19 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE

THENCE N 86°46'44" E WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 36.4 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.39 FEET TO A 6" FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 36.4 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID 14.028 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 71°44'41" W, 0.50 FEET;

THENCE S 2°05'44" W WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 455.97 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE SOUTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING THE EASTERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 14.028 ACRE TRACT;

THENCE S 1°07'55" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, AT A DISTANCE OF 921.31 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909, IN ALL A DISTANCE OF 946.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.040 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PED HOLDINGS, LLC, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS JOSHUA HIGHLANDS ADDITION, 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

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

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN KRAFFT OF PED HOLDINGS, LLC, 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

GIVEN UPON MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	
MY COMMISSION EXPIRES:	

CERTIFICATION:

THIS IS TO CERTIFY THAT I, S. ERIK DUMAS, 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 ON NOVEMBER 04-SEPTEMBER 28, 2021; 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.

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

S. ERIK DUMAS

TEXAS R.P.L.S. NO. 5371 DATE:____

CASE NUMBER PP2021-06

LEGEND	ABBREVIATIONS	OWNER	ENGINEER/SURVEYOR
SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT SUBJECT PROPERTY LINE IRON ROD FOUND (IRF) (AS NOTED)	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING R.O.W. = RIGHT-OF-WAY U.E. = UTILITY EASEMENT L.E. = LANDSCAPE EASEMENT V.T.E. = VISIBILITY TRIANGLE EASEMENT	PED HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY 1400 EVERMAN PARKWAY, STE 146 FORT WORTH, TX 76140 (817) 744-7512	TOPOGRAPHIC LOYALTY INNOVATION LEGACY 481 WINSCOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126 TELEPHORE: (817) 744-7512 • FAX (817) 744-7554 TEXAS EIRM REGISTRATION NO. 1004/2504

O.S. = OPEN SPACE

D.E. = DRAINAGE EASEMENT

S.W.E. = SCREENING WALL EASEMENT

J.C.S.U.D .E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT

A.D.&U.E = ACCESS, DRAINAGE AND UTILITY EASEMENT

FINAL PLAT

LOTS 1-11, BLOCK 1, LOTS 1-24, BLOCK 2, LOTS 1-16, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-14, BLOCK 5,

LOTS 1-16, BLOCK 6, LOTS 1-15, BLOCK 7, LOT 1U, LOT 2X, LOTS 3-7, LOT 8X, LOTS 9-11, LOT 12X, LOTS 13-29, BLOCK 8, LOT 1X, BLOCK 9,

JOSHUA HIGHLANDS ADDITION

BEING 46.040 ACRES LOCATED IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827 CITY OF JOSHUA, JOHNSON COUNTY, TEXAS 137 SINGLE FAMILY RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND ONE UTILITY LOT.

FILE: PP_LD_MILLER TRACT_20220707		REVISION
DRAFT: BT	CHECK: SED	
SHEET: 2 OF 2	DATE: 03/17/2023	7 V J

DATE: 03/17/2023