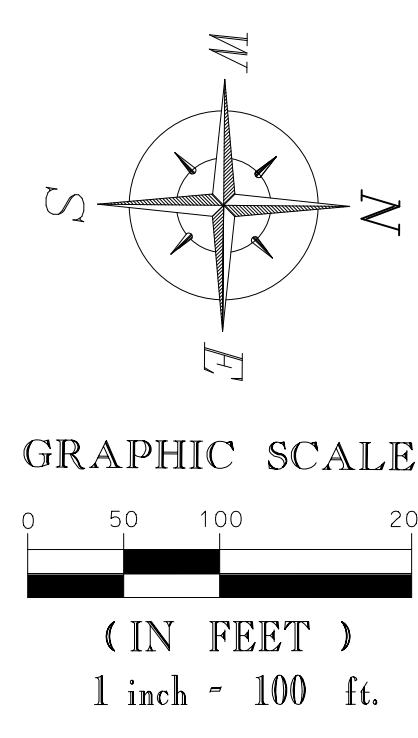


LINE CHART

NUMBER	DIRECTION	DISTANCE
L1	N61°07'10"E	162.29'
L2	N26°12'26"W	5.01'
L3	N36°20'20"E	9.59'
L4	N00°25'44"E	18.14'
L5	N56°08'21"W	37.16'

CURVE CHART

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	09°31'21"	330.00'	54.85'	S25°42'10"E	54.78'
C2	06°08'34"	999.99'	107.21'	S25°27'02"W	107.16'
C3	05°11'28"	500.00'	45.30'	N02°31'23"E	45.28'
C4	05°08'56"	500.00'	44.93'	N02°32'39"E	44.92'
C5	21°16'03"	300.00'	111.36'	N10°39'51"W	110.72'
C6	51°44'23"	300.00'	270.91'	N64°06'07"E	261.80'
C7	07°51'48"	1029.99'	141.36'	N32°29'53"E	141.24'
C8	57°47'35"	250.00'	252.17'	N22°52'17"W	241.61'



**PRELIMINARY PLAT**  
 LOTS 1-21, BLOCK 1; LOTS 1-14, BLOCK 2;  
 LOTS 1-5, BLOCK 3 AND LOTS 1-5, BLOCK 4  
**JOSHUA MEADOWS ADDITION, PHASE 4**  
 BEING 52.051 ACRES OF LAND SITUATED IN  
 THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636  
 & W.H. MILLER SURVEY, ABSTRACT NO. 603,  
 THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
 CONVEYED BY DEED TO  
 JOSHUA DEVELOPMENT COMPANY, LTD  
 RECORDED IN VOLUME 3393, PAGE 369  
 DEED RECORDS, JOHNSON COUNTY, TEXAS  
 43 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS  
 ZONED PD R-1  
 MAY 26, 2023

**LEGAL DESCRIPTION**

Where as Joshua Development Company, LTD is the sole owner of a tract of land situated in Johnson County, Texas, out of the McKinney & Williams Survey, Abstract No. 636, and the W.H. Miller Survey, Abstract No. 603, known as Tract 1, recorded in Volume 3393, Page 369, Deed Records, Johnson County, Texas (DRJCT), the property herein described being a portion of said Tract 1, and being more particularly described by metes and bounds as follows;

Beginning at a 3/4 inch iron rod found in the north line of County Road 705 for the southeast corner of a tract of land conveyed to Michael J. Cloward, Sr. and Patty Cloward by deed, recorded under Instrument Number 2019-26712 DRJCT;

THENCE North 00°19'10" East, along the east line of said Cloward tract, a distance of 871.65 feet to a found 1/2 inch iron rod for corner;

THENCE North 33°44'24" East, continuing along said east line, a distance of 106.78 feet to a found 5/8 inch iron rod for corner;

THENCE North 00°01'42" West, continuing along said east line, a distance of 1,246.70 feet to a found 5/8 inch iron rod for the southeast corner of Lot 28, Block 1, Joshua Meadows, Phase 3B recorded under Instrument Number 2020-164 Plat Records, Johnson County, Texas (PRJCT);

THENCE North 00°42'53" West, along the east line of said Lot 28, a distance of 185.78 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner, same being the southwest corner of Lot 29, of said Block 1;

THENCE North 72°37'38" East, along the south line of said Block 1, a distance of 324.54 feet passing a found 5/8 inch iron rod for the southeast corner of Lot 30, of said Block 1, continuing for a total distance of 384.68 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) in the east line of Quail Hollow Drive for corner, said corner also being the beginning of a curve to the left having a central angle of 09°31'21", a radius of 330.00 feet, a chord which bears North 25°42'10" with a distance of 54.78 feet;

THENCE Northwesterly, along said east line, an arc length of 54.85 feet to a set 5/8" iron rod capped (Neel-Schaffer) for corner;

THENCE North 30°27'51" West, continuing along said east line, a distance of 49.14 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southwest corner of Lot 1, Block 2 of said Joshua Meadows Phase 3B;

THENCE North 61°07'10" East, along the south line of said Lot 1, a distance of 162.29 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southeast corner of said Lot 1;

THENCE North 26°12'26" West, along the east line of said Lot 1, a distance of 5.01 feet to a found 1/2 inch iron rod for the southwest corner of Lot 15, Block 5, Joshua Meadows Phase 2A, recorded in Volume 8, Page 881 PRJCT;

THENCE along the south line of said Joshua Meadows Phase 2A, the next 7 calls:

North 70°47'59" East, a distance of 149.99 feet to a found 1/2 inch iron rod for corner;

North 84°59'32" East, a distance of 160.34 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 18°25'37" West, a distance of 110.57 feet to a found 1/2 inch iron rod for corner;

South 67°38'38" East, a distance of 185.67 feet to a found 1/2 inch iron rod for corner, said corner also being the beginning of a curve to the right having a central angle of 06°08'34", a radius of 999.99 feet, a chord which bears South 25°27'02" with a distance of 107.16 feet;

Southwesterly, along said curve to the right, an arc length of 107.21 feet to a set 5/8 inch iron rod set capped (Neel-Schaffer) for corner;

South 59°56'34" East, a distance of 495.88 feet to a found 1/2 inch iron rod for corner;

North 73°17'40" East, a distance of 354.42 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the most southern southeast corner of Lot 65, Block 1 of said Joshua Meadows Phase 2A, said corner also being a point along East Buffalo Creek;

THENCE along the east line of said Joshua Development Company, LTD tract and along said East Buffalo Creek, the next 22 calls:

South 00°32'20" West, a distance of 99.72 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 11°57'40" West, a distance of 103.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 39°17'40" West, a distance of 129.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 13°32'21" East, a distance of 67.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 32°32'21" East, a distance of 91.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 53°02'21" East, a distance of 70.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

North 66°37'40" East, a distance of 70.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

North 00°32'20" West, a distance of 61.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

North 71°27'40" East, a distance of 50.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 66°02'21" East, a distance of 58.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 23°12'21" East, a distance of 54.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 19°27'40" West, a distance of 115.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 55°27'40" West, a distance of 37.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

North 66°12'21" West, a distance of 54.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 33°57'40" West, a distance of 58.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 10°02'21" East, a distance of 123.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 29°27'40" West, a distance of 81.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 73°07'40" West, a distance of 50.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

North 24°02'21" West, a distance of 64.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 69°57'40" West, a distance of 78.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 17°37'40" West, a distance of 94.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

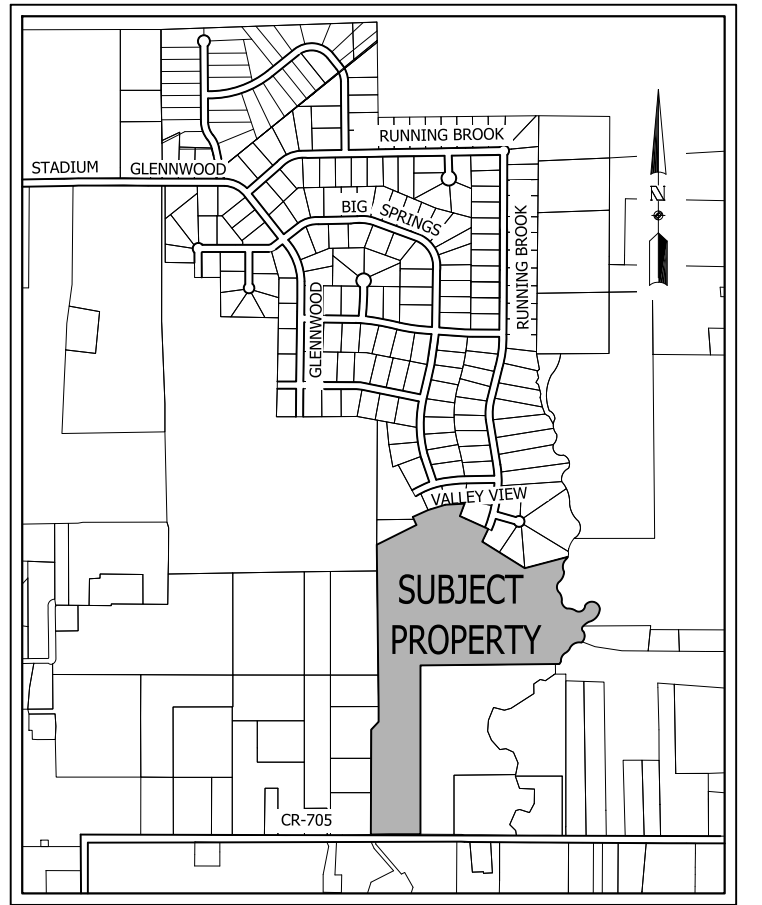
South 00°32'20" East, a distance of 59.40 feet to a found 1/2 inch iron rod for the northeast corner of a tract of land conveyed by deed to John Echols Darby, recorded in Volume 594, Page 152 DRJCT;  
THENCE North 89°51'43" West, along the north line of said Darby tract, a distance of 789.10 feet to a found 1/2 inch iron rod for corner;

THENCE North 89°53'21" West, continuing along said north line, a distance of 337.40 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the northwest corner of said Darby tract;

THENCE South 00°04'21" East, along the east line of said Darby tract, a distance of 1,392 feet to a found 1/2 inch iron rod in the north line of said County Road 705 for the southwest corner of said Darby tract;

THENCE South 89°16'49" West, along said north line, a distance of 415.36 feet to the POINT OF BEGINNING and containing 2,267,344.025 square feet or 52.051 acres of land.

**VICINITY MAP  
N.T.S.**



**NOTES:**

- THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) and A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" (areas determined to be located inside the 1% annual chance "100-year flood"), also known as base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. According to Flood Insurance Rate Map No. 48251C01801, Dated 4 December 2012.
- Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
- A preliminary plat application shall be accompanied by a written statement, signed by the subdivider stating the developer will comply with all the city requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the City.
- The homeowners shall be responsible for the maintenance of ditches.
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- All property corners are 5/8" iron rods capped "Neel-Schaffer" unless otherwise noted or East Buffalo Creek encompasses the location of the property corner.

REVIEWED FOR PRELIMINARY APPROVAL:

\_\_\_\_\_  
Planning & Zoning Commission Chairman Date

Attest:

\_\_\_\_\_  
City Secretary Date

APPROVED FOR PREPARATION OF FINAL PLAT:

\_\_\_\_\_  
Mayor, City of Joshua Date

Attest:

\_\_\_\_\_  
City Secretary Date

**PRELIMINARY PLAT**

**LOTS 1-21, BLOCK 1; LOTS 1-14, BLOCK 2;  
LOTS 1-5, BLOCK 3 AND LOTS 1-5, BLOCK 4**

**JOSHUA MEADOWS ADDITION, PHASE 4**

BEING 52.051 ACRES OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 & W.H. MILLER SURVEY, ABSTRACT NO. 603, THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS CONVEYED BY DEED TO JOSHUA DEVELOPMENT COMPANY, LTD RECORDED IN VOLUME 3393, PAGE 369 DEED RECORDS, JOHNSON COUNTY, TEXAS 43 RESIDENTIAL LOTS - 2 OPEN SPACE LOTS ZONED PD R-1 MAY 26, 2023

\_\_\_\_\_  
SURVEYOR  
NEEL-SCHAFFER, INC  
2501 Avenue J, Suite 120  
Arlington, Texas 76006  
817-548-0696  
CONTACT: PHILIP B WOLTERS, RPLS  
EMAIL: phil.wolters@neel-schaffer.com  
TBPLS FIRM REGISTRATION NO. 10021800

\_\_\_\_\_  
OWNER  
Joshua Development Company, LTD  
5137 Davis Blvd.  
North Richland Hills, Texas 76180  
817-281-3509  
817-656-0719 Fax  
EMAIL: scott@sandlinhomes.com