

SCALE  
1" = 100'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S11°48'16"W	41.35'
L2	S15°13'18"W	34.66'
L3	S45°39'30"W	43.20'
L4	S64°26'53"W	66.83'
L5	N65°25'08"W	23.07'
L6	S79°05'09"W	32.21'
L7	S13°08'30"W	16.08'
L8	S58°48'44"W	38.33'
L9	S02°26'27"W	68.43'
L10	S30°42'32"W	14.46'
L11	S54°51'17"W	77.35'
L12	S69°06'15"W	65.37'
L13	S64°53'52"W	42.66'
L14	S35°27'41"W	39.81'
L15	S81°17'20"W	82.08'
L16	N71°07'24"W	61.05'
L17	S10°49'42"W	60.45'
L18	S31°27'16"W	49.01'
L19	S10°52'22"E	26.45'
L20	S10°54'41"W	100.07'
L21	S17°56'52"E	49.62'
L22	S51°46'54"E	83.36'
L23	S59°36'02"E	49.29'
L24	N62°01'25"E	39.82'
L25	S39°07'06"E	60.41'
L26	S29°22'20"E	101.80'
L27	S46°19'12"E	27.26'
L28	S22°10'31"W	51.28'
L29	N73°58'24"E	35.74'
L30	N74°06'16"W	35.74'
L31	S62°07'45"E	50.00'
L32	S29°16'38"E	50.00'

NOTES

- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
- According to graphical plotting of the Flood Insurance Rate Map for Johnson County, Texas, Incorporated Areas, Panel 190 of 475, Map Number 4825101901, Map Revised Date: December 4, 2012, the subject property shown hereon appears to be located in Zone "X" (Unshaded) defined as - "areas determined to be outside the 0.2% annual chance floodplain" and Zone "A" - determined as "special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood with no base flood elevations determined".
- This statement does not reflect any type of flood study by this firm.
- Notice: 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.
- Contours are 2' contours from NCTCOG Lidar Contours publication date 11-18-2020.
- Sight Triangle Requirements - There shall be no tree, shrub, plant, sign, soil, fence, retaining wall or other view obstruction having a height greater than two feet (2') within the sight triangle.
- No fences or structures may be constructed across or within drainage easements that prevent maintenance or restrict the flow of stormwater runoff.

LEGEND	
FIR	FOUND 5/8" IRON ROD WITH CAP STAMPED "PELTON"
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
DRJCT	DEED RECORDS JOHNSON COUNTY TEXAS
RRJCT	REAL RECORDS JOHNSON COUNTY TEXAS
OPRJCT	OFFICIAL PLAT RECORDS JOHNSON COUNTY TEXAS
UE	UTILITY EASEMENT BTP
WE	JOHNSON COUNTY SPECIAL UTILITY DISTRICT WATER EASEMENT
DE	DRAINAGE EASEMENT BTP
BTP	BY THIS PLAT
BL	BUILDING LINE BTP
L =	ARC LENGTH
AC	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
(X)	BLOCK NUMBER

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°15'24"	50.00'	13.31'	N37°44'53"E	13.27'
C2	104°44'35"	50.00'	91.41'	N82°15'07"W	79.20'
C3	26°02'21"	50.00'	22.72'	N42°54'00"W	22.53'
C4	153°57'40"	50.00'	134.36'	S47°06'00"W	97.43'
C5	101°01'52"	50.00'	88.17'	S68°14'26"E	77.18'
C6	31°18'24"	50.00'	27.32'	N45°35'26"E	26.98'
C7	101°00'45"	50.00'	88.15'	S68°06'36"W	77.17'
C8	31°19'16"	50.00'	27.33'	N45°43'24"W	26.99'
C9	35°19'43"	50.00'	30.83'	S00°03'39"E	30.34'

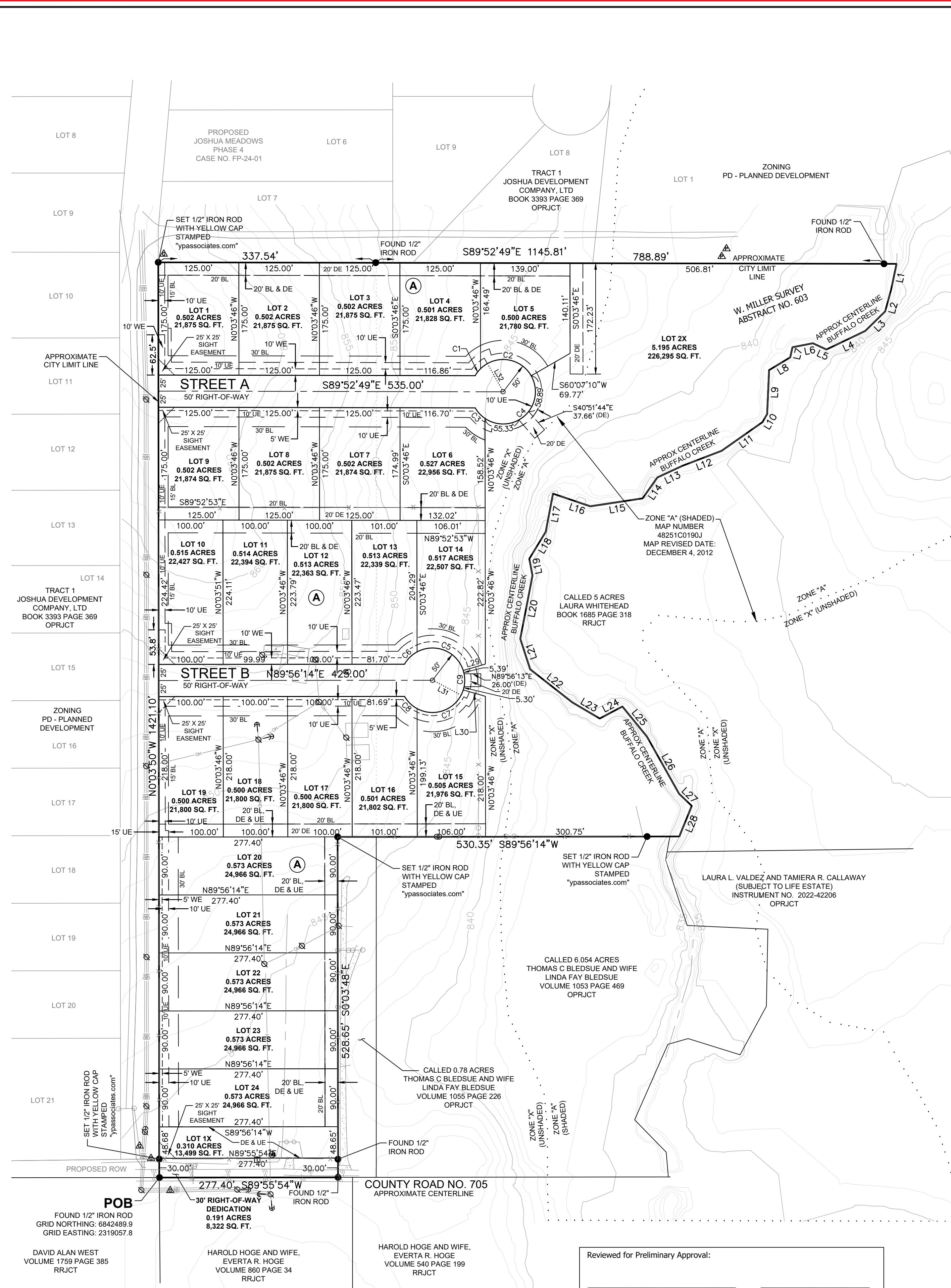
LAND USE TABLE	
Total Gross Acreage	19.534 Ac.
Right-of-Way Dedication	1.544 Ac.
Net Acreage	17.990 Ac.
Number of Residential Lots	24
Number of Non-Residential Lots	2
Residential Acreage	12.485 Ac.
Non-Residential Acreage	5.505 Ac.

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.

SURVEYOR'S CERTIFICATION

This is to certify that I, Desiree L. Hurst, 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.

Desiree L. Hurst Date  
Registered Professional Land Surveyor No. 6230



STATE OF TEXAS §  
COUNTY OF JOHNSON §

WHEREAS, Joshua Gardens, LLC, is the sole owner of 19.534 acre tract of land situated in the W. Miller Survey, Abstract Number 603, Johnson County, Texas, being part of a those tracts of land described as Tract 1 and Tract 2 in General Warranty Deed to Joshua Gardens LLC, recorded in Instrument Number 2023-11551, Official Public Records, Johnson County, Texas (OPRJCT), said 19.534 acre tract as determined from a survey by Desiree Hurst, RPLS 6230 on August 21, 2024 (ground distances are expressed in US survey feet using a project combined scale factor of 1.00012) being more particularly described as follows:

**BEGINNING** at a found 1/2" iron rod having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 6842489.9 and Easting 2319057.8, in the approximate centerline of County Road No. 705 at the southwest corner of said Tract 2 and the southeast corner of tract of land described as Tract 1 in Warranty Deed with Vendor's Lien to Joshua Development Company LTD, recorded in Book 3393 Page 369, OPRJCT;

**THENCE** North 00 degrees 03 minutes 50 seconds West (grid bearings based on said Texas Coordinate System), with the west line of said Tract 2 and the east line of said Joshua Development Company tract, passing a found 1/2" iron rod at a distance of 28.74 feet and continuing for a total distance of 1421.10 feet to a set 1/2" iron rod with yellow cap stamped "ypassociates.com" at the Northwest corner of said Tract 2 and an inner ell corner of said Joshua Development Company tract;

**THENCE** South 08 degrees 49 seconds East, with the south line of said Joshua Development Company tract, passing a 1/2" iron rod found at the common corner of said Tract 1 and Tract 2 of said Joshua Gardens at a distance of 337.54 feet, passing at a distance of 1126.43 feet to a found 1/2" iron rod and continuing for a total distance of 1145.81 feet to a point in the approximate centerline of Buffalo Creek;

**THENCE** Southerly, with the meanders of the approximate center line of Buffalo Creek following twenty-eight (28) calls:

- South 11 degrees 48 minutes 16 seconds West, a distance of 41.34 feet to a point;
- South 15 degrees 13 minutes 18 seconds West, a distance of 34.66 feet to a point;
- South 45 degrees 39 minutes 30 seconds West, a distance of 43.20 feet to a point;
- South 64 degrees 26 minutes 53 seconds West, a distance of 66.83 feet to a point;
- North 65 degrees 25 minutes 08 seconds West, a distance of 23.07 feet to a point;
- South 79 degrees 05 minutes 09 seconds West, a distance of 32.21 feet to a point;
- South 13 degrees 08 minutes 30 seconds West, a distance of 16.08 feet to a point;
- South 58 degrees 48 minutes 44 seconds West, a distance of 38.33 feet to a point;
- South 02 degrees 26 minutes 27 seconds West, a distance of 68.43 feet to a point;
- South 30 degrees 42 minutes 32 seconds West, a distance of 14.46 feet to a point;
- South 54 degrees 51 minutes 17 seconds West, a distance of 77.35 feet to a point;
- South 69 degrees 06 minutes 15 seconds West, a distance of 65.37 feet to a point;
- South 64 degrees 53 minutes 52 seconds West, a distance of 42.66 feet to a point;
- South 35 degrees 27 minutes 41 seconds West, a distance of 39.81 feet to a point;
- South 81 degrees 17 minutes 20 seconds West, a distance of 82.08 feet to a point;
- North 71 degrees 07 minutes 24 seconds West, a distance of 61.05 feet to a point;
- South 10 degrees 49 minutes 42 seconds West, a distance of 60.45 feet to a point;
- South 31 degrees 27 minutes 16 seconds West, a distance of 49.01 feet to a point;
- South 10 degrees 52 minutes 22 seconds East, a distance of 26.45 feet to a point;
- South 10 degrees 54 minutes 41 seconds East, a distance of 100.07 feet to a point;
- South 17 degrees 56 minutes 52 seconds East, a distance of 49.62 feet to a point;
- South 51 degrees 46 minutes 54 seconds East, a distance of 83.36 feet to a point;
- South 59 degrees 36 minutes 02 seconds East, a distance of 49.29 feet to a point;
- North 62 degrees 01 minutes 25 seconds East, a distance of 39.82 feet to a point;
- South 39 degrees 07 minutes 06 seconds East, a distance of 60.41 feet to a point;
- South 29 degrees 22 minutes 20 seconds East, a distance of 101.80 feet to a point;
- South 46 degrees 19 minutes 12 seconds East, a distance of 27.26 feet to a point;
- South 22 degrees 10 minutes 31 seconds West, a distance of 51.28 feet to a point at the Northeast corner of a tract of land described as a called 6.054 acre tract of land in Warranty Deed to Thomas C. Bledsue and wife, Linda Fay Bledsue, recorded in Volume 1053 Page 469, OPRJCT;
- South 89 degrees 56 minutes 14 seconds West, with the north line of said Thomas C. Bledsue tract and the north line of a tract of land described as a called 0.78 acre tract of land in Deed to Thomas C. Bledsue and wife, Linda Fay Bledsue, recorded in Volume 1055 Page 226, OPRJCT, passing a set 1/2" iron rod with yellow cap stamped "ypassociates.com" at a distance of 50.00 feet and continuing for a total distance of 530.35 feet to a set 1/2" iron rod with yellow cap stamped "ypassociates.com", at the northwest corner of said 0.78 acre tract;
- THENCE South 00 degrees 03 minutes 48 seconds East, with the west line of said 0.78 acre tract, passing a found 1/2" iron rod at a distance of 500.49 feet and continuing for a total distance of 528.65 feet to a found 1/2" iron rod on the south line of said Tract 2 in the approximate centerline of said County Road No. 705 at the southwest corner of said 0.78 acre tract;
- THENCE South 89 degrees 55 minutes 54 seconds West, with the south line of said Tract 2 and the approximate centerline of said County Road No. 705, a distance of 277.40 feet to the **POINT OF BEGINNING** and containing 19.534 acres, or 850,898 square feet of land, more or less, with approximately 0.181 of an acre being contained in said County Road No. 705.

STATE OF TEXAS §  
COUNTY OF ELLIS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, JOSHUA GARDENS, LLC, does hereby adopt this plat designating the hereon above described property as Lots 1 - 24, Lot 1X and Lot 2X, Block A, Joshua Gardens, an addition to Johnson County, Texas and do hereby dedicate the right of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

In witness whereof, I have set my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

JOSHUA GARDENS, LLC,

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

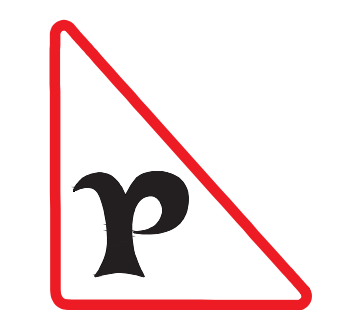
Before Me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT  
OF  
LOTS 1-24, LOT 1X & LOT 2X  
BLOCK A  
JOSHUA GARDENS  
19.534 ACRES**

SITUATED IN THE W. MILLER SURVEY, ABSTRACT NO. 603  
JOHNSON COUNTY, TEXAS  
26 LOTS  
PREPARED JANUARY 2025



**YAZEL PEEBLES & ASSOCIATES LLC**  
P.O. Box 210097 817.268.3316 ypassociates.com TPPLS 10194022  
Bedford, TX 76095 info@ypassociates.com  
2024-238-001 SEPTEMBER 15, 2024 PAGE 1 OF 1

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

**OWNER/DEVELOPER:**  
JOSHUA GARDENS, LLC  
3025 MILTON AVENUE  
DALLAS, TX 75205  
kyle@landev.com  
972.762.3900

**SURVEYOR:**  
YAZEL PEEBLES &  
ASSOCIATES LLC  
PO BOX 210097  
BEDFORD, TX 76095  
PHONE: 682.233.2030