

LEGEND

- PROPERTY LINE _____
- ADJACENT PROPERTY _____
- IRON PIN SET _____ ○
- IRON PIN FOUND _____ ●
- MINIMUM BUILDING SETBACK LINE _____ M.B.S.L.
- PUBLIC UTILITY AND DRAINAGE EASEMENT _____ P.U.D.E.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON AND IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON (CALL 1-800-DIG-TESS)

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PURPOSE OF REPLAT: THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOTS 7, 8, 9, & 10 OF CARRIE D HARTS 1ST ADDITION AS SHOWN HEREON.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 48037C03855E, WITH AN EFFECTIVE DATE OF 1/27/2017, IN THE CITY OF TEXARKANA STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY.

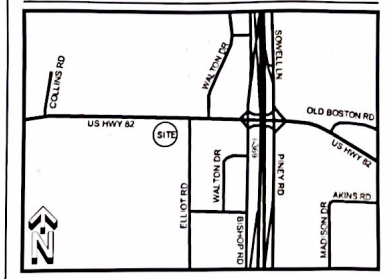
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN TEXAS, AND THE ACTUAL RELATIVE LOCATION OF CORNER MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITIES IN TEXAS SHALL BE REPORTED WITHIN A POSITIONAL TOLERANCE OF 1/10,000 + 0/10 FEET

LAND DESCRIPTION

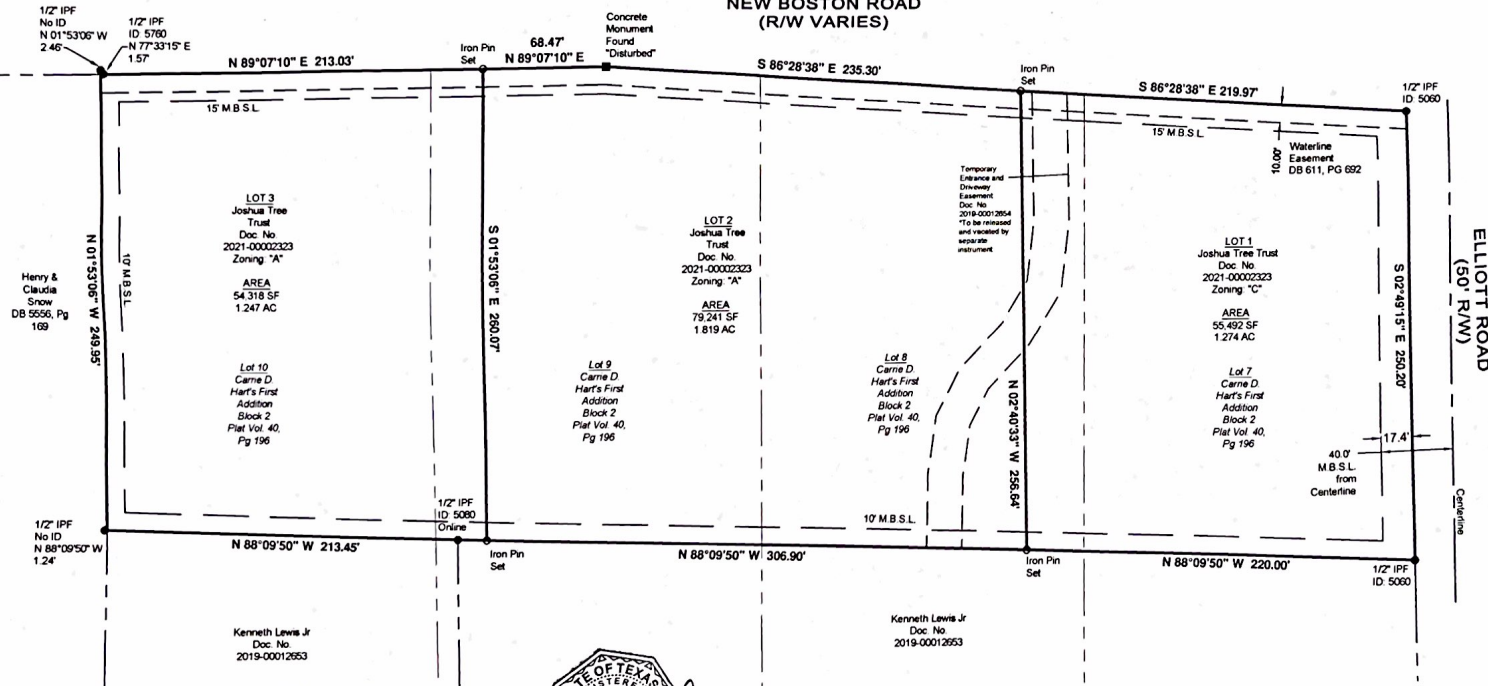
(PER DOC. NUMBER 2021-00002323):

THE NORTH TWO HUNDRED FIFTY FEET (N 250') OF LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED TWO (2) OF CARRIE D HARTS 1ST ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 196 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

SITE MAP NTS



NEW BOSTON ROAD (R/W VARIES)



ELLIOTT ROAD (50' R/W)

FINAL PLAT
JOSHUA TREE FIRST ADDITION

BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, & 10 OF CARRIE D HARTS 1ST ADDITION TO THE CITY OF TEXARKANA, COUNTY OF BOWIE, STATE OF TEXAS PLAT VOLUME 40, PAGE 196

YOUNG HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX: (931)645-2768

11/27/2023	OWNER - JOSHUA TREE TRUST DOC. NO 2021-00002323 PO BOX 3367 DURANGO, CO 81302 PARCEL ID: 10100002010
TOTAL ACRES 4.340 ACRES ±	TOTAL LOTS 2 LOTS
ACRES NEW ROAD 0	MILES NEW ROAD 0
ACRES OPEN SPACE 0	
SCALE: 1"=50'	

Alexa Zarate
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214012648
MY COMMISSION EXPIRES March 31, 2025



CERTIFICATE OF OWNERSHIP AND DEDICATION F.M. Slack, Jr. being the owner of the hereon described tract of land have caused the same to be surveyed, platted and subdivided as shown hereon and which subdivision shall be known as JOSHUA TREE FIRST ADDITION. AND BY THESE PRESENTS, THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC IN FEE SIMPLE, THE STREETS AND/OR EASEMENTS SHOWN ON THIS PLAT FOR THEIR NOTED PURPOSES.	NOTARIZATION STATE OF <u>Colorado</u> COUNTY OF <u>La Plata</u> PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY PERSONALLY APPEARED <u>F.M. Slack, Jr.</u> WHOSE NAME IS KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DOES HEREBY EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATION HEREON EXPRESSED. GIVE UNDER MY HAND AND SEAL OF OFFICE AS NOTARY PUBLIC ON THIS <u>17</u> DAY OF <u>NOV</u> 20 <u>23</u> <u>Alexa Zarate</u> NOTARY PUBLIC MY COMMISSION EXPIRES: <u>03/31/2025</u>	CERTIFICATE OF SURVEYOR I, CLINTON T. HEAD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AND THAT THE PLAT OF THE HEREON DESCRIBED SUBDIVISION KNOWN AS JOSHUA TREE FIRST ADDITION CORRECTLY REFLECTS THE RESULTS OF A SURVEY BY ME AND THAT THE CORNER MONUMENTS ARE IN PLACE AND/OR WILL BE PLACED AT THE POINTS ON THE BOUNDARY OF THE SUBDIVISION AS SHOWN ON THE PLAT OF SAME. AND THAT THE SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS. <u>Clinton T. Head</u> 7/14/24 CLINTON T. HEAD REG. TX. NO. 6641 YOUNG HOBBS & ASSOCIATES 1202 CROSSLAND AVE. CLARKSVILLE, TN	CERTIFICATE OF APPROVAL BY PLANNING DEPARTMENT WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF JOSHUA TREE FIRST ADDITION, BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, & 10 OF CARRIE D HARTS 1ST ADDITION TO THE CITY OF TEXARKANA, COUNTY OF BOWIE, STATE OF TEXAS TOGETHER WITH THE OWNERS CERTIFICATE AND SURVEYORS CERTIFICATE OF SAME WERE PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FOR ITS APPROVAL, AND THAT SAID PLAT, OWNER'S CERTIFICATE AND THE SURVEYORS CERTIFICATE BEING FOUND TO CONFORM TO THE REQUIREMENTS IN ALL RESPECTS ARE IN ALL THINGS APPROVED ON THIS _____ DAY OF _____, 20____. PLANNING COMMISSION APPROVAL EXPRES ON _____ CHAIRMAN _____ SECRETARY _____
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