



**AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING**

AUGUST 15, 2024, @ 6:00 P.M.

JOSEPHINE CITY HALL, 201 MAIN STREET, JOSEPHINE, TEXAS

City of Josephine YouTube Channel – live stream available.

<https://www.youtube.com/@CityofJosephine>

Lloyd D. Brown – Chairman

Greg Garcia

Kodi Wallgren

Patrick Cusic

Doug Thomas

Kimberly Salawu – Alternate

Rick Blanton - Alternate

The Planning & Zoning Commission will hold a Regular Meeting on Thursday, August 15, 2024, @ 6:00 p.m. at the Josephine City Hall located at 201 Main Street, Josephine, Texas. This meeting is open to the public and subject to the Open Meeting Laws of the State of Texas. Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session at any time during the meeting as deemed necessary to obtain advice from the City Attorney regarding any posted agenda item.

A) Call to Order

B) Pledge of Allegiance

C) Invocation

D) Approval of the minutes from the July 18, 2024, Regular Meeting/Public Hearing.

E) Discuss, consider, and act on the recommendation from the city engineer regarding approval of the Final Plat for Riverfield Phase 3 located in the City of Josephine ETJ and is within the Riverfield Municipal Utility District No. 1 generally located North of FM 6 near the Hunt and Collin County line. Phase 3 contains 194 residential lots and 5 common areas.

Engineer Recommendation Letter

Final Plat – Collin and Hunt County

F) Discuss, consider, and act on the recommendation from the city engineer regarding approval of the Final Plat for Riverfield Phase 4 located in the City of Josephine ETJ and is within the Riverfield Municipal Utility District No. 1 generally located North of FM 6 near the Hunt and Collin County line. Phase 4 contains 202 residential lots and 10 common areas.

Engineer Recommendation Letter

Final Plat – Hunt County

G. Adjournment

This facility is wheelchair accessible and handicapped accessible parking spaces are available. Requests for accommodation or interpretive services must be made forth-eight (48) hours prior to this meeting. Please contact the City Secretary's office at 972-843-8282 or FAX 972-843-8377. I, **PATTI BROOKS, CITY SECRETARY** of the City of Josephine, Texas, do hereby certify that this notice was posted on the city website at: www.cityofjosephinetx.com, the front window of the City Hall and the Bulletin Board in the City Park on the 12th day of August 2024 and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Approved By: Lloyd D. Brown, Chairman

Attest: Patti Brooks, City Secretary

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
JULY 18, 2024**

Chairman Lloyd D. Brown called the meeting to order at 6:00 p.m.

Board members present: Chairman Brown, Kodi Wallgren and Patrick Cusic.

Board members absent: Greg Garcia and Doug Thomas.

Pledge of Allegiance led by Chairman Brown.

Kodi Wallgren made a motion to approve the minutes from the June 20, 2024, Regular Meeting/Public Hearing and the June 20, 2024, CIAC Meeting. Seconded by Patrick Cusic. All in favor, the motion carried.

Open Public Hearing at 6:03 p.m. for 5.535 acres located in the ABS A0686 Samuel Pugh Survey, Sheet 3, Tract 54 commonly known as 1250 FM 1777, Josephine, Texas.

- 1. Receive public comments regarding a zoning change request for 5.535 acres from A – Agricultural District to PD (Planned Development) C – General Commercial Business other than Retail and LR Local Retail.**
- 2. Close Public Hearing at 6:06 p.m.**
- 3. Discuss, consider, and act on approval to make a recommendation/final report to the City Council regarding amending the zoning for 5.535 acres to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail.**

Board Member Kodi Wallgren asked about the two concept plans that were included in the documents.

Jag Singh, the project manager, was present to answer questions. He explained that they were just asking for the zoning change today and they would come back later with a detailed site plan once they knew what kind of businesses are interested. By doing it this way, the businesses would not have to come back for zoning. With a planned development for commercial and local retail, they would be able to come back with a more detailed plan later.

Lisa Palomba, the City Administrator, suggested that they pick one of the concept plans and if this needs to be changed, they can do this once they have a better idea of what kind of businesses are interested in coming.

Kodi Wallgren made a motion to recommend approval to the City Council for the zoning change request for 5.535 acres from A – Agricultural District to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail subject to selection of Concept Plan #2 and subject to the outcome of a Local Option Election for the sale of alcohol. Seconded by Patrick Cusic. All in favor, the motion passed.

Open Public Hearing at 6:25 p.m. for 7.240 acres located in the ABS A0686 Samuel Pugh Survey, Sheet 1, Tract 17, a portion of Lot 13 and all of Lots 14, 15, 16, 17, 18 & 19 of the Josephine Homesite Addition and commonly known as 707 W. Cook St., Josephine, Texas.

1. Receive public comments regarding a zoning change request for 7.240 acres from SF-1 (Single Family Residential) to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail.

Jerry Miller – lives on Savanna Dr. is highly opposed to the plan that is shown. He can't imagine that any business would want to come in and build within 200 feet of an established residential subdivision. There will be noise, lighting and traffic congestion on Sebastian Ln. His major question is what kind of privacy barriers are planned between the businesses and the subdivision. The plan also shows a carwash which is very noisy.

Rebecca Hanke – lives on Savanna Dr. She has the same concerns as Jerry Miller has and questions about safety. Her children play in the backyard, and she is also concerned about the view of the car wash. She feels like a park would be a better option. She also asked about a barrier of trees and landscaping and a safety wall.

Matthew Bradley – lives on Savanna Dr. He has all the same concerns regarding noise, lighting and traffic. His children play in the backyard, and there are concerns about the safety issues. The plan shows one of the entrances right across the street from his house.

Are there any entrances planned on FM 6? Jag Singh, the project manager stated that they are working with TxDot regarding this.

2. Close Public Hearing at 6:37 p.m.
3. Discuss, consider, and act on approval to make a recommendation/final report to the City Council regarding amending the zoning for 7.240 acres to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail.

Lisa Palomba, the City Administrator, asked the applicant if they would consider removing the car wash as a use, and make provisions for having downward lighting that would not leave the property and expand into the neighborhood, and provide for a possible wider screen buffer.

Kodi Wallgren made a motion to recommend approval to the City Council for the zoning change request for 7.240 acres from SF-1 (Single Family Residential) to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail subject to selection of Concept Plan #1, removal of the carwash and also pending the outcome of a Local Option Election for the sale of alcohol. Seconded by Patrick Cusic. All in favor, the motion carried.

Chairman Brown adjourned the meeting by consent at 7:08 p.m.

ATTEST:

APPROVED BY:

Patti Brooks, City Secretary

Lloyd D. Brown, Chairman



August 6, 2024

Ms. Lisa Palomba
City Administrator
City of Josephine
P.O. Box 99
Josephine, Texas 75164

RE: Riverfield Phase 3 – Final Plat
Dated July 2024

Ms. Palomba

The above referenced project is a residential subdivision containing 194 residential and 5 common area lots located in the City of Josephine ETJ. The development is included within the Riverfield Municipal Utility District No. 1 and is generally located North of FM 6 near the Hunt & Collin County line. The Preliminary Plat was approved by Planning and Zoning on May 20, 2021, and by Council on June 14, 2021.

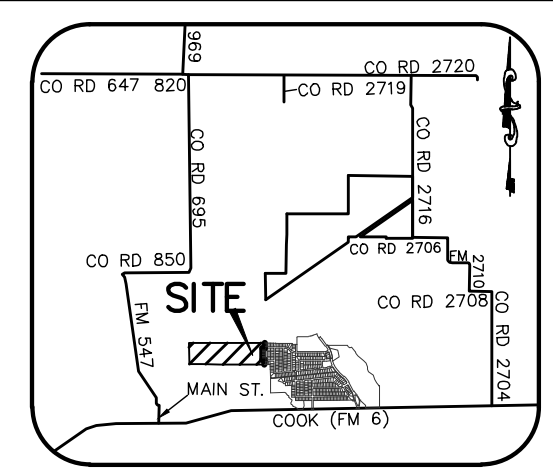
Engineering plans were reviewed and approved and a pre-construction meeting was held in June 2023. A final walkthrough is expected to be held this month.

The Riverfield Phase 3 Final Plat was reviewed in accordance with the City of Josephine subdivision ordinances and been found to be compliant. It is recommended that the Riverfield Phase 3 Final Plat be approved. Please contact me if you should have any questions or need additional information.

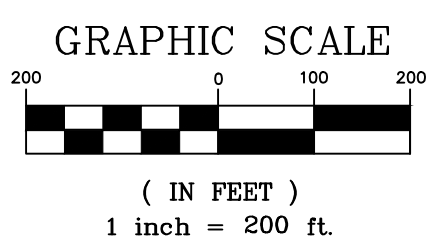
Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, P.E.



LOCATION MAP
NTS

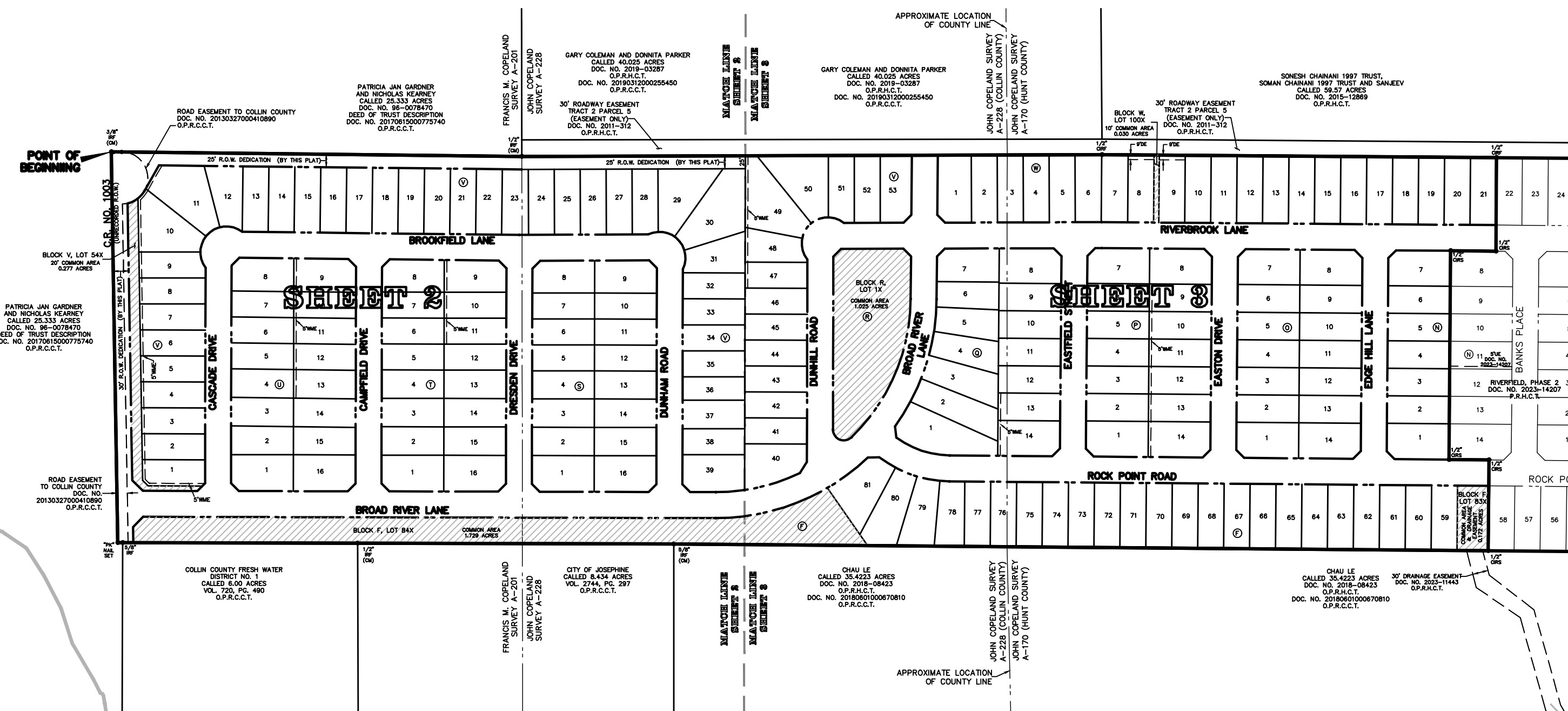


LEGEND

| | |
|------|------------------------------|
| CIRF | CAPPED IRON ROD FOUND |
| CIRS | CAPPED IRON ROD SET |
| CM | CONTROL MONUMENT |
| ROW | RIGHT-OF-WAY |
| UE | UTILITY EASEMENT |
| EE | ELECTRICAL EASEMENT |
| BL | BUILDING LINE |
| R | RADIUS |
| ◆ | STREET NAME CHANGE INDICATOR |

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS."
- BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
- ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
- THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK F, LOTS 83X & 84X; BLOCK R, LOT 1X; BLOCK V, LOT 54X; BLOCK W, LOT 100X
- THE HOMEOWNERS ASSOCIATION TO MAINTAIN THE 9' DRAINAGE EASEMENT LOCATED AT THE REAR OF BLOCK W, LOTS 8 & 9.



KEY MAP

| LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | | LOT AREA TABLE | | |
|----------------|-------------|-------|----------------|-------------|-------|----------------|-------------|-------|----------------|-------------|-------|----------------|-------------|-------|----------------|-------------|-------|----------------|-------------|-------|
| BLOCK-LOT | SQUARE FEET | ACRES | BLOCK-LOT | SQUARE FEET | ACRES | BLOCK-LOT | SQUARE FEET | ACRES | BLOCK-LOT | SQUARE FEET | ACRES | BLOCK-LOT | SQUARE FEET | ACRES | BLOCK-LOT | SQUARE FEET | ACRES | BLOCK-LOT | SQUARE FEET | ACRES |
| F-59 | 6,250 | 0.143 | N-5 | 6,360 | 0.146 | P-13 | 6,360 | 0.146 | S-13 | 6,483 | 0.149 | U-10 | 6,000 | 0.138 | V-23 | 6,420 | 0.147 | V-52 | 6,500 | 0.149 |
| F-60 | 6,250 | 0.143 | N-6 | 6,360 | 0.146 | P-14 | 8,102 | 0.186 | S-14 | 6,552 | 0.150 | U-11 | 6,000 | 0.138 | V-24 | 6,299 | 0.145 | V-53 | 7,755 | 0.178 |
| F-61 | 6,250 | 0.143 | N-7 | 8,086 | 0.186 | Q-1 | 12,121 | 0.278 | S-15 | 6,552 | 0.150 | U-12 | 6,000 | 0.138 | V-25 | 6,299 | 0.145 | V-54X | 12,047 | 0.277 |
| F-62 | 6,250 | 0.143 | O-1 | 8,117 | 0.186 | Q-2 | 9,059 | 0.208 | S-16 | 8,246 | 0.189 | U-13 | 6,591 | 0.151 | V-26 | 6,299 | 0.145 | W-1 | 8,374 | 0.192 |
| F-63 | 6,250 | 0.143 | O-2 | 6,360 | 0.146 | Q-3 | 8,221 | 0.189 | T-1 | 8,257 | 0.190 | U-14 | 6,600 | 0.152 | V-27 | 6,299 | 0.145 | W-2 | 6,500 | 0.149 |
| F-64 | 6,250 | 0.143 | O-3 | 6,360 | 0.146 | Q-4 | 7,179 | 0.165 | T-2 | 6,564 | 0.151 | U-15 | 6,429 | 0.148 | V-28 | 6,274 | 0.144 | W-3 | 6,500 | 0.149 |
| F-65 | 6,250 | 0.143 | O-4 | 6,360 | 0.146 | Q-5 | 6,621 | 0.152 | T-3 | 6,564 | 0.151 | U-16 | 8,306 | 0.191 | V-29 | 9,987 | 0.229 | W-4 | 6,500 | 0.149 |
| F-66 | 6,250 | 0.143 | O-5 | 6,360 | 0.146 | Q-6 | 6,150 | 0.141 | T-4 | 6,578 | 0.151 | V-1 | 6,023 | 0.138 | V-30 | 12,808 | 0.294 | W-5 | 6,500 | 0.149 |
| F-67 | 6,250 | 0.143 | O-6 | 6,360 | 0.146 | Q-7 | 7,574 | 0.174 | T-5 | 6,000 | 0.138 | V-2 | 6,082 | 0.140 | V-31 | 7,267 | 0.167 | W-6 | 6,590 | 0.151 |
| F-68 | 6,250 | 0.143 | O-7 | 8,076 | 0.185 | Q-8 | 7,994 | 0.184 | T-6 | 6,000 | 0.138 | V-3 | 6,129 | 0.141 | V-32 | 6,000 | 0.138 | W-7 | 6,630 | 0.152 |
| F-69 | 6,250 | 0.143 | O-8 | 8,087 | 0.186 | Q-9 | 6,348 | 0.146 | T-7 | 6,000 | 0.138 | V-4 | 6,177 | 0.142 | V-33 | 6,000 | 0.138 | W-8 | 6,500 | 0.149 |
| F-70 | 6,250 | 0.143 | O-9 | 6,360 | 0.146 | Q-10 | 6,348 | 0.146 | T-8 | 7,376 | 0.169 | V-5 | 6,225 | 0.143 | V-34 | 6,000 | 0.138 | W-9 | 6,500 | 0.149 |
| F-71 | 6,250 | 0.143 | O-10 | 6,360 | 0.146 | Q-11 | 6,348 | 0.146 | T-9 | 7,250 | 0.166 | V-6 | 6,273 | 0.144 | V-35 | 6,000 | 0.138 | W-10 | 6,500 | 0.149 |
| F-72 | 6,250 | 0.143 | O-11 | 6,360 | 0.146 | Q-12 | 6,348 | 0.146 | T-10 | 6,000 | 0.138 | V-7 | 6,321 | 0.145 | V-36 | 5,400 | 0.124 | W-11 | 6,500 | 0.149 |
| F-73 | 6,250 | 0.143 | O-12 | 6,360 | 0.146 | Q-13 | 6,348 | 0.146 | T-11 | 6,000 | 0.138 | V-8 | 6,369 | 0.146 | V-37 | 6,600 | 0.152 | W-12 | 6,500 | 0.149 |
| F-74 | 6,250 | 0.143 | O-13 | 6,360 | 0.146 | Q-14 | 8,040 | 0.185 | T-12 | 6,000 | 0.138 | V-9 | 6,207 | 0.143 | V-38 | 6,000 | 0.138 | W-13 | 6,500 | 0.149 |
| F-75 | 6,250 | 0.143 | O-14 | 8,117 | 0.186 | R-1X | 44,657 | 1.025 | T-13 | 6,578 | 0.151 | V-10 | 10,234 | 0.235 | V-39 | 8,459 | 0.194 | W-14 | 6,500 | 0.149 |
| F-76 | 6,250 | 0.143 | P-1 | 8,102 | 0.186 | S-1 | 8,246 | 0.189 | T-14 | 6,564 | 0.151 | V-11 | 11,447 | 0.263 | V-40 | 8,645 | 0.198 | W-15 | 6,500 | 0.149 |
| F-77 | 6,250 | 0.143 | P-2 | 6,360 | 0.146 | S-2 | 6,552 | 0.150 | T-15 | 6,564 | 0.151 | V-12 | 6,954 | 0.160 | V-41 | 6,000 | 0.138 | W-16 | 6,500 | 0.149 |
| F-78 | 6,640 | 0.152 | P-3 | 6,360 | 0.146 | S-3 | 6,552 | 0.150 | T-16 | 8,258 | 0.190 | V-13 | 6,302 | 0.145 | V-42 | 6,000 | 0.138 | W-17 | 6,500 | 0.149 |
| F-79 | 7,647 | 0.176 | P-4 | 6,360 | 0.146 | S-4 | 6,483 | 0.149 | U-1 | 8,306 | 0.191 | V-14 | 6,302 | 0.145 | V-43 | 6,000 | 0.138 | W-18 | 6,500 | 0.149 |
| F-80 | 8,957 | 0.206 | P-5 | 6,360 | 0.146 | S-5 | 6,000 | 0.138 | U-2 | 6,555 | 0.150 | V-15 | 6,302 | 0.145 | V-44 | 6,000 | 0.138 | W-19 | 6,500 | 0.149 |
| F-81 | 9,479 | 0.218 | P-6 | 6,360 | 0.146 | S-6 | 6,000 | 0.138 | U-3 | 6,600 | 0.152 | V-16 | 6,302 | 0.145 | V-45 | 6,000 | 0.138 | W-20 | 6,500 | 0.149 |
| F-83X | 7,507 | 0.172 | P-7 | 8,061 | 0.185 | S-7 | 6,000 | 0.138 | U-4 | 6,591 | 0.151 | V-17 | 6,302 | 0.145 | V-46 | 6,000 | 0.138 | W-21 | 6,500 | 0.149 |
| F-84X | 75,314 | 1.729 | P-8 | 8,076 | 0.185 | S-8 | 7,347 | 0.169 | U-5 | 6,000 | 0.138 | V-18 | 6,302 | 0.145 | V-47 | 6,000 | 0.138 | W-100X | 1,300 | 0.030 |
| N-1 | 8,134 | 0.187 | P-9 | 6,360 | 0.146 | S-9 | 7,424 | 0.170 | U-6 | 6,000 | 0.138 | V-19 | 6,302 | 0.145 | V-48 | 6,344 | 0.146 | | | |
| N-2 | 6,360 | 0.146 | P-10 | 6,360 | 0.146 | S-10 | 6,000 | 0.138 | U-7 | 6,000 | 0.138 | V-20 | 6,302 | 0.145 | V-49 | 11,960 | 0.275 | | | |
| N-3 | 6,360 | 0.146 | P-11 | 6,360 | 0.146 | S-11 | 6,000 | 0.138 | U-8 | 7,591 | 0.174 | V-21 | 6,302 | 0.145 | V-50 | 10,838 | 0.249 | | | |
| N-4 | 6,360 | 0.146 | P-12 | 6,360 | 0.146 | S-12 | 6,000 | 0.138 | U-9 | 7,591 | 0.174 | V-22 | 6,302 | 0.145 | V-51 | 6,284 | 0.144 | | | |

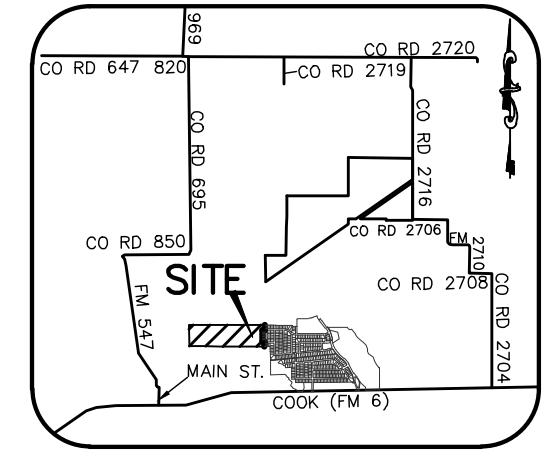
FINAL PLAT
RIVERFIELD,
PHASE 3
 194 RESIDENTIAL LOTS
 5 COMMON AREA LOTS
 PART OF RIVERFIELD
 MUNICIPAL UTILITY DISTRICT NO. 1
 OF HUNT & COLLIN COUNTIES

BEING 45.087 ACRES OUT OF
 THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
 (HUNT COUNTY)
 AND
 THE JOHN COPELAND SURVEY, ABSTRACT NO. 228
 THE FRANCIS M. COPELAND SURVEY, ABSTRACT NO. 201
 (COLLIN COUNTY)

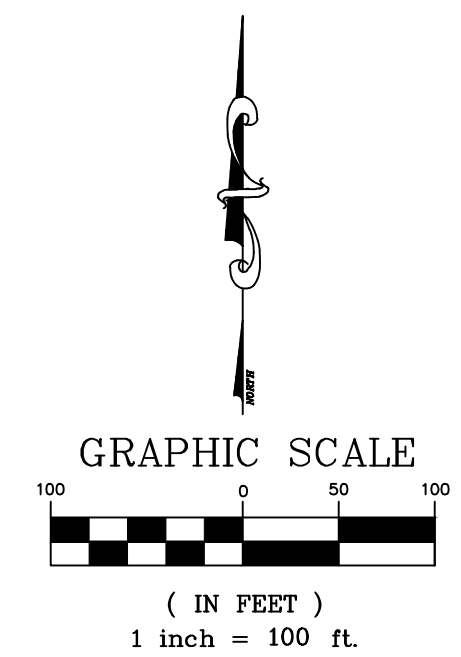
CITY OF JOSEPHINE ETJ,
 COLLIN & HUNT COUNTIES, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
 4306 Miller Road, Suite A (214) 607-4244
 Rowlett, Texas 75088
 Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Midway Road, Suite 300 (972)248-7676
 Carrollton, Texas 75006
 Contact: Joshua Luke, P.E.
 TBPE No. F-438 TBPLS No. 10076000



LOCATION MAP
NTS



LEGEND

- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- CM CONTROL MONUMENT
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- EE ELECTRICAL EASEMENT
- BL BUILDING LINE
- R RADIUS
- ◆ STREET NAME CHANGE INDICATOR

NOTES:

1. "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
2. BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
3. ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
4. THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK F, LOTS 83X & 84X; BLOCK R, LOT 1X; BLOCK V, LOT 54X; BLOCK W, LOT 100X
5. THE HOMEOWNERS ASSOCIATION TO MAINTAIN THE 9' DRAINAGE EASEMENT LOCATED AT THE REAR OF BLOCK W, LOTS 8 & 9.

**FINAL PLAT
RIVERFIELD,
PHASE 3**

194 RESIDENTIAL LOTS
5 COMMON AREA LOTS
PART OF RIVERFIELD
MUNICIPAL UTILITY DISTRICT NO. 1
OF HUNT & COLLIN COUNTIES

BEING 45.087 ACRES OUT OF
THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
(HUNT COUNTY)
AND
THE JOHN COPELAND SURVEY, ABSTRACT NO. 228
THE FRANCIS M. COPELAND SURVEY, ABSTRACT NO. 201
(COLLIN COUNTY)

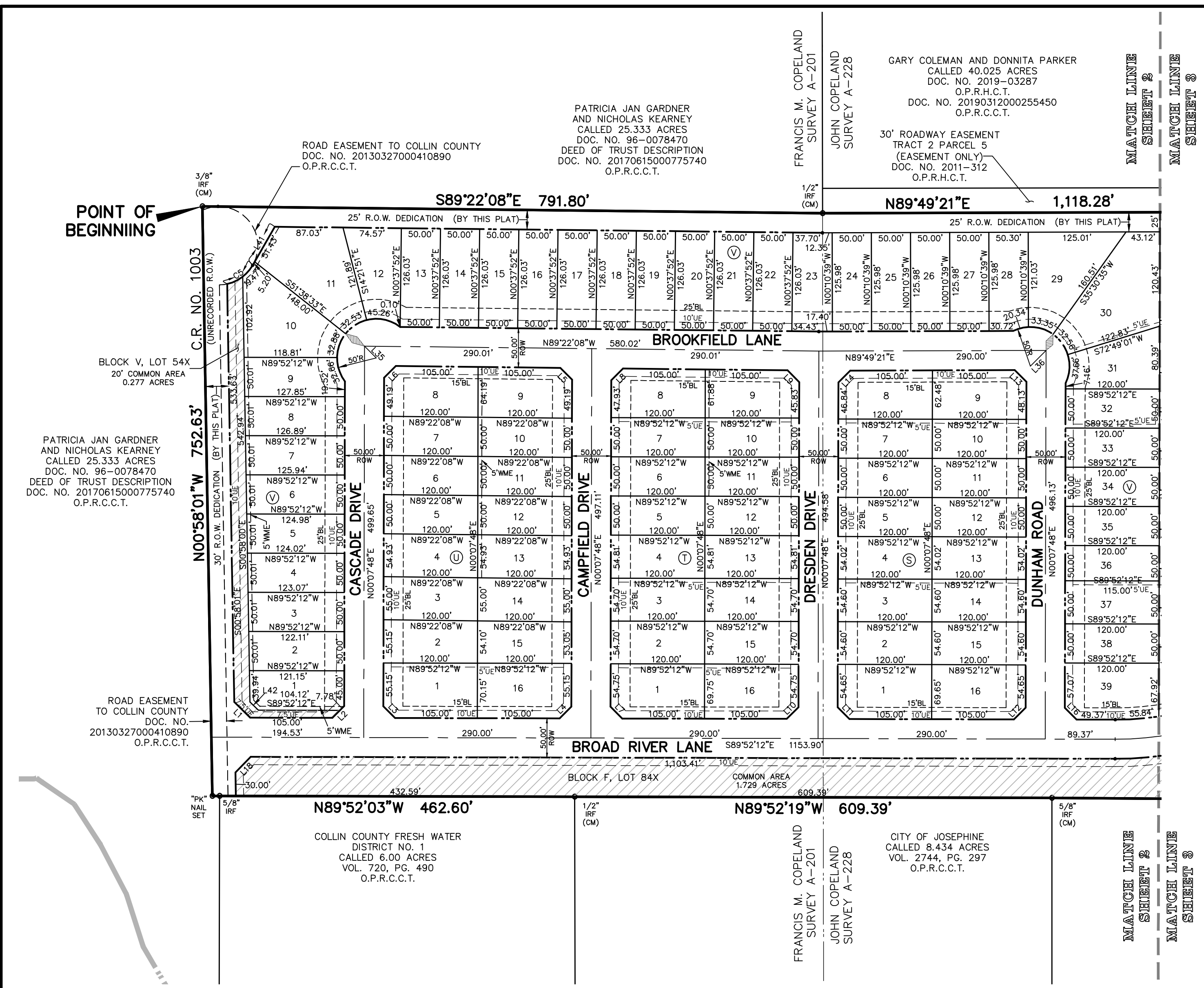
CITY OF JOSEPHINE ETJ,
COLLIN & HUNT COUNTIES, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
4306 Miller Road, Suite A (214) 607-4244
Rowlett, Texas 75088
Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: July 26, 2024

Sheet 2 of 4



| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | N45°25'07"W | 28.55' | L13 | S45°01'25"E | 21.16' | L25 | N44°31'18"W | 21.21' | L37 | S48°49'38"E | 25.00' |
| L2 | S45°07'48"W | 21.21' | L14 | N44°58'35"E | 21.27' | L26 | S45°28'42"W | 21.21' | L38 | N45°01'25"W | 19.75' |
| L3 | N44°52'12"W | 21.21' | L15 | N45°09'02"E | 21.33' | L27 | N44°32'38"W | 21.20' | L39 | S45°09'02"W | 21.33' |
| L4 | S45°07'48"W | 21.21' | L16 | N44°52'12"W | 21.21' | L28 | S45°09'02"W | 21.33' | L40 | S44°50'58"E | 21.09' |
| L5 | N44°37'10"W | 21.31' | L17 | N31°44'21"E | 25.55' | L29 | S45°27'22"W | 21.22' | L41 | N29°51'26"E | 56.62' |
| L6 | S45°22'50"W | 21.12' | L18 | S44°34'53"W | 28.01' | L30 | N44°32'38"W | 21.20' | L42 | N45°25'06"W | 15.08' |
| L7 | N44°52'12"W | 21.21' | L19 | N07°07'46"W | 21.61' | L31 | S45°28'42"W | 21.21' | | | |
| L8 | S45°22'50"W | 21.12' | L20 | S45°28'42"W | 21.21' | L32 | N44°31'18"W | 21.21' | | | |
| L9 | N44°37'10"W | 21.31' | L21 | N44°50'58"W | 21.09' | L33 | N44°31'18"W | 21.21' | | | |
| L10 | S45°07'48"W | 21.21' | L22 | N87°30'03"E | 22.31' | L34 | S45°27'22"W | 21.22' | | | |
| L11 | N44°52'12"W | 21.21' | L23 | N44°58'35"E | 21.27' | L35 | N44°37'10"W | 21.31' | | | |
| L12 | S45°07'48"W | 21.21' | L24 | S44°50'58"E | 21.09' | L36 | N44°58'35"E | 28.36' | | | |

| CURVE TABLE | | | | | | |
|-------------|---------|------------|---------|---------|---------------|---------|
| NO. | LENGTH | DELTA | RADIUS | TANGENT | CHORD BEARING | CHORD |
| C1 | 49.17' | 134°09'48" | 21.00' | 49.67' | S66°57'06"E | 38.68' |
| C2 | 341.79' | 048°57'26" | 400.00' | 182.11' | N65°39'05"E | 331.48' |
| C3 | 142.05' | 040°41'40" | 200.00' | 74.17' | S69°10'28"E | 139.08' |
| C4 | 415.72' | 059°32'48" | 400.00' | 228.84' | N30°15'06"E | 397.26' |
| C5 | 41.57' | 047°38'19" | 50.00' | 22.07' | N53°40'36"E | 40.39' |

Plotted by: jestrada Plot Date: 7/22/2024 9:18 AM
Drawing: H:\Projects\HOE322-Riverfield\Surveying\dwg\HOE322-P1(PH 3).dwg Saved By: jestrada Save Time: 7/18/2024 12:42 PM

MATCH LINE SHEET 2

MATCH LINE SHEET 3

MATCH LINE SHEET 2

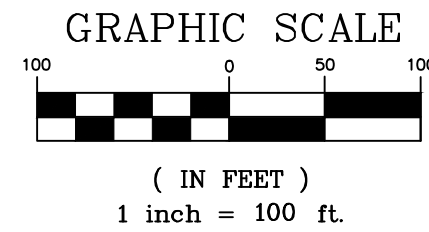
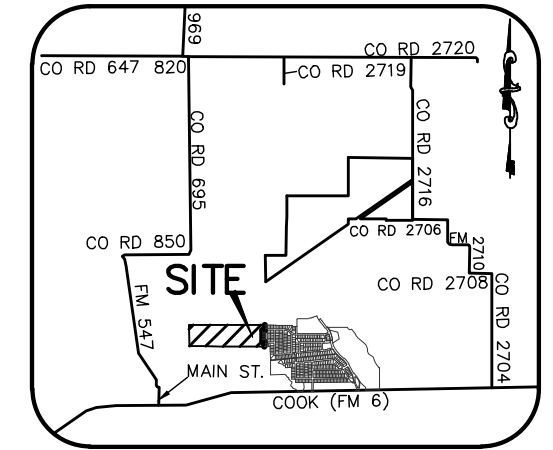
MATCH LINE SHEET 3

GARY COLEMAN AND DONNITA PARKER
CALLED 40.025 ACRES
DOC. NO. 2019-03287
O.P.R.H.C.T.
DOC. NO. 20190312000255450
O.P.R.C.C.T.

JOHN COPELAND SURVEY
A-228 (COLLIN COUNTY)
JOHN COPELAND SURVEY
A-170 (HUNT COUNTY)

SONESH CHAINANI 1997 TRUST,
SOMAN CHAINANI 1997 TRUST AND SANJEEV
CALLED 59.57 ACRES
DOC. NO. 2015-12869
O.P.R.H.C.T.

BLOCK W,
LOT 100X
10' COMMON AREA
0.030 ACRES
30' ROADWAY EASEMENT
TRACT 2 PARCEL 5
(EASEMENT ONLY)
DOC. NO. 2011-312
O.P.R.H.C.T.



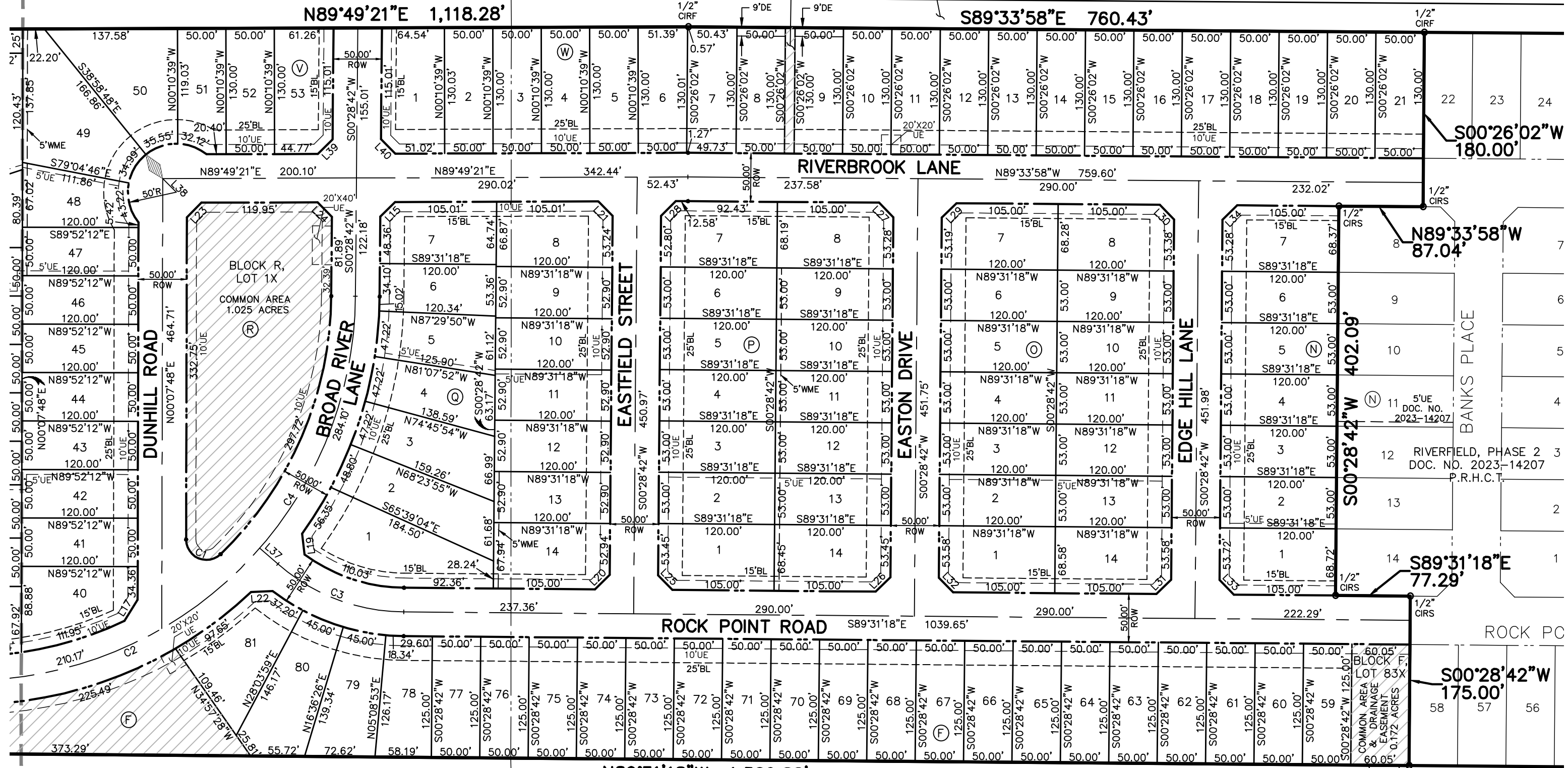
LOCATION MAP
NTS

LEGEND

- CIRF CAPPED IRON ROD FOUND
- CM CAPPED IRON ROD SET
- ROW CONTROL MONUMENT
- UE RIGHT-OF-WAY
- EE UTILITY EASEMENT
- BL ELECTRICAL EASEMENT
- R BUILDING LINE
- ◆ RADIUS
- ◆ STREET NAME CHANGE INDICATOR

NOTES:

1. "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
2. BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
3. ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
4. THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK F, LOTS 83X & 84X; BLOCK R, LOT 1X; BLOCK V, LOT 54X; BLOCK W, LOT 100X
5. THE HOMEOWNERS ASSOCIATION TO MAINTAIN THE 9' DRAINAGE EASEMENT LOCATED AT THE REAR OF BLOCK W, LOTS 8 & 9.



FINAL PLAT
RIVERFIELD,
PHASE 3

194 RESIDENTIAL LOTS
5 COMMON AREA LOTS
PART OF RIVERFIELD
MUNICIPAL UTILITY DISTRICT NO. 1
OF HUNT & COLLIN COUNTIES

BEING 45.087 ACRES OUT OF
THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
(HUNT COUNTY)
AND
THE JOHN COPELAND SURVEY, ABSTRACT NO. 228
THE FRANCIS M. COPELAND SURVEY, ABSTRACT NO. 201
(COLLIN COUNTY)

CITY OF JOSEPHINE ETJ,
COLLIN & HUNT COUNTIES, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
4306 Miller Road, Suite A (214) 607-4244
Rowlett, Texas 75088
Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: July 26, 2024

Sheet 3 of 4

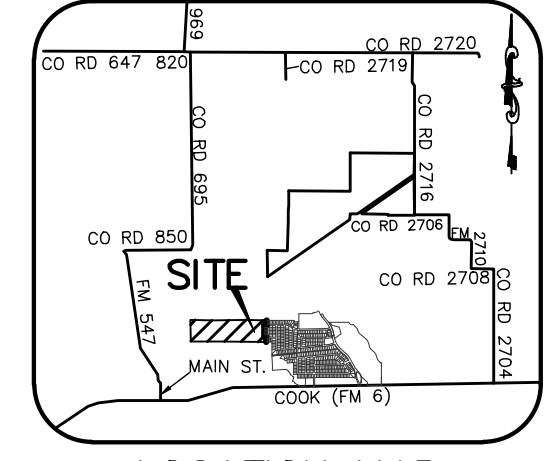
| LINE TABLE | | LINE TABLE | | LINE TABLE | | LINE TABLE | | |
|------------|-------------|------------|-----|-------------|--------|------------|-------------|--------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | |
| L1 | N45°25'07"W | 28.55' | L13 | S45°01'25"E | 21.16' | L25 | N44°31'18"W | 21.21' |
| L2 | S45°07'48"W | 21.21' | L14 | N44°58'35"E | 21.27' | L26 | S45°28'42"W | 21.21' |
| L3 | N44°52'12"W | 21.21' | L15 | N45°09'02"E | 21.33' | L27 | N44°32'38"W | 21.20' |
| L4 | S45°07'48"W | 21.21' | L16 | N44°52'12"W | 21.21' | L28 | S45°09'02"W | 21.33' |
| L5 | N44°37'10"W | 21.31' | L17 | N31°44'21"E | 25.55' | L29 | S45°27'22"W | 21.22' |
| L6 | S45°22'50"W | 21.12' | L18 | S44°34'53"W | 28.01' | L30 | N44°32'38"W | 21.20' |
| L7 | N44°52'12"W | 21.21' | L19 | N07°07'46"W | 21.61' | L31 | S45°28'42"W | 21.21' |
| L8 | S45°22'50"W | 21.12' | L20 | S45°28'42"W | 21.21' | L32 | N44°31'18"W | 21.21' |
| L9 | N44°37'10"W | 21.31' | L21 | N44°50'58"W | 21.09' | L33 | N44°31'18"W | 21.21' |
| L10 | S45°07'48"W | 21.21' | L22 | N87°30'03"E | 22.31' | L34 | S45°27'22"W | 21.22' |
| L11 | N44°52'12"W | 21.21' | L23 | N44°58'35"E | 21.27' | L35 | N44°37'10"W | 21.31' |
| L12 | S45°07'48"W | 21.21' | L24 | S44°50'58"E | 21.09' | L36 | N44°58'35"E | 28.36' |

| CURVE TABLE | | | | | | |
|-------------|---------|------------|---------|---------|---------------|---------|
| NO. | LENGTH | DELTA | RADIUS | TANGENT | CHORD BEARING | CHORD |
| C1 | 49.17' | 134°09'48" | 21.00' | 49.67' | S66°57'06"E | 38.68' |
| C2 | 341.79' | 048°57'26" | 400.00' | 182.11' | N65°39'05"E | 331.48' |
| C3 | 142.05' | 040°41'40" | 200.00' | 74.17' | S69°10'28"E | 139.08' |
| C4 | 415.72' | 059°32'48" | 400.00' | 228.84' | N30°15'06"E | 397.26' |
| C5 | 41.57' | 047°38'19" | 50.00' | 22.07' | N53°40'36"E | 40.39' |

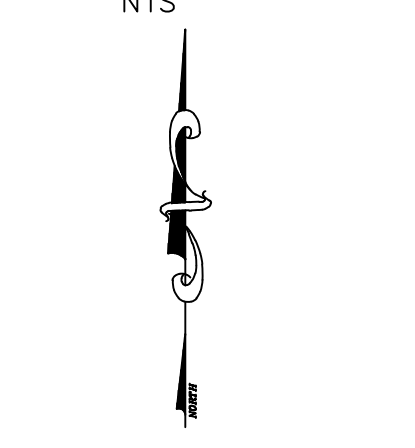
Plotted by: jestrada Plot Date: 7/22/2024 9:18 AM
Drawing: H:\Projects\HOE322-Riverfield\Surveying\dwg\HOE322-PT(PH 3).dwg Saved By: jestrada Save Time: 7/18/2024 12:42 PM

LEGEND

- CIRF CAPPED IRON ROD FOUND
- CM CAPPED IRON ROD SET
- CM CONTROL MONUMENT
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- BL ELECTRICAL EASEMENT
- R BUILDING LINE
- BL RADIUS
- R STREET NAME CHANGE INDICATOR



LOCATION MAP



(IN FEET)
1 inch = 100 ft.



| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | N45°25'07"W | 28.55' | L13 | S45°01'25"E | 21.16' | L25 | N44°31'18"W | 21.21' | L37 | S48°49'38"E | 25.00' |
| L2 | S45°07'48"W | 21.21' | L14 | N44°58'35"E | 21.27' | L26 | S45°28'42"W | 21.21' | L38 | N45°01'25"W | 19.75' |
| L3 | N44°52'12"W | 21.21' | L15 | N45°09'02"E | 21.33' | L27 | N44°32'38"W | 21.20' | L39 | S45°09'02"W | 21.33' |
| L4 | S45°07'48"W | 21.21' | L16 | N44°52'12"W | 21.21' | L28 | S45°09'02"W | 21.33' | L40 | S44°50'58"E | 21.09' |
| L5 | N44°37'10"W | 21.31' | L17 | N31°44'21"E | 25.55' | L29 | S45°27'22"W | 21.22' | L41 | N29°51'26"E | 56.62' |
| L6 | S45°22'50"W | 21.12' | L18 | S44°34'53"W | 28.01' | L30 | N44°32'38"W | 21.20' | L42 | N45°25'06"W | 15.08' |
| L7 | N44°52'12"W | 21.21' | L19 | N07°07'46"W | 21.61' | L31 | S45°28'42"W | 21.21' | | | |
| L8 | S45°22'50"W | 21.12' | L20 | S45°28'42"W | 21.21' | L32 | N44°31'18"W | 21.21' | | | |
| L9 | N44°37'10"W | 21.31' | L21 | N44°50'58"W | 21.09' | L33 | N44°31'18"W | 21.21' | | | |
| L10 | S45°07'48"W | 21.21' | L22 | N87°30'03"E | 22.31' | L34 | S45°27'22"W | 21.22' | | | |
| L11 | N44°52'12"W | 21.21' | L23 | N44°58'35"E | 21.27' | L35 | N44°37'10"W | 21.31' | | | |
| L12 | S45°07'48"W | 21.21' | L24 | S44°50'58"E | 21.09' | L36 | N44°58'35"E | 28.36' | | | |

| CURVE TABLE | | | | | | |
|-------------|---------|------------|---------|---------|---------------|---------|
| NO. | LENGTH | DELTA | RADIUS | TANGENT | CHORD BEARING | CHORD |
| C1 | 49.17' | 134°09'48" | 21.00' | 49.67' | S66°57'06"E | 38.68' |
| C2 | 341.79' | 048°57'26" | 400.00' | 182.11' | N65°39'05"E | 331.48' |
| C3 | 142.05' | 040°41'40" | 200.00' | 74.17' | S69°10'28"E | 139.08' |
| C4 | 415.72' | 059°32'48" | 400.00' | 228.84' | N30°15'06"E | 397.28' |
| C5 | 41.57' | 047°38'19" | 50.00' | 22.07' | N53°40'36"E | 40.39' |

FINAL PLAT
RIVERFIELD,
PHASE 3

194 RESIDENTIAL LOTS
5 COMMON AREA LOTS
PART OF RIVERFIELD
MUNICIPAL UTILITY DISTRICT NO. 1
OF HUNT & COLLIN COUNTIES

BEING 45.087 ACRES OUT OF
THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
(HUNT COUNTY)
AND
THE JOHN COPELAND SURVEY, ABSTRACT NO. 228
THE FRANCIS M. COPELAND SURVEY, ABSTRACT NO. 201
(COLLIN COUNTY)

CITY OF JOSEPHINE ETJ,
COLLIN & HUNT COUNTIES, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER

4306 Miller Road, Suite A (214) 607-4244
Rowlett, Texas 75088
Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBP# No. F-438 TBP#S No. 10076000

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS."
- BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
- ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
- THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK F, LOTS 83X & 84X; BLOCK R, LOT 1X; BLOCK V, LOT 54X; BLOCK W, LOT 100X
- THE HOMEOWNER ASSOCIATION TO MAINTAIN THE 9' DRAINAGE EASEMENT LOCATED AT THE REAR OF BLOCK W, LOTS 8 & 9.

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTIES OF COLLIN & HUNT §

BEING a parcel of land located in Collin County and Hunt County, Texas, being a part of the John Copeland Survey, Abstract Number 170 (Hunt County) and Abstract Number 228 (Collin County), and being a part of the Francis M. Copeland Survey, Abstract Number 201 (Collin County) and being part of that called 340.875 acre tract of land described in Special Warranty Deed to D.R. Horton-Texas, Ltd. recorded as Instrument No. 2021-23658, Official Public Records Hunt County, Texas and being further described as follows:

BEGINNING at a three-eighths inch iron rod found at the most westerly northwest corner of said 340.875 acre tract, said point also being an inside 'ell' corner in the east line of that called 25.333 acre tract of land described in deed to Patricia Jan Gardner and Nicholas Kearney as recorded in Document No. 96-0078470 and later in deed of trust description Document Number 20170615000775740, Official Public Records Collin County, Texas, said point also being in the approximate centerline of County Road 1003 (un recorded right-of-way);

THENCE along the westerly north line of said 340.875 acre tract as follows:
South 89 degrees 22 minutes 08 seconds East, 791.80 feet to a one-half inch iron rod found at the southeast corner of said 25.333 acre tract;
North 89 degrees 49 minutes 21 seconds East, 1,118.28 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 89 degrees 33 minutes 58 seconds East, 760.43 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for northwest corner of Riverfield, Phase 2 an addition to Hunt County, Texas recorded as Instrument No. 2023-14207, Official Public Records;

THENCE along the west line of said Riverfield, Phase 2 addition as follows:
South 00 degrees 26 minutes 02 seconds West, a distance of 180.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
North 89 degrees 33 minutes 58 seconds West, a distance of 87.04 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;
South 00 degrees 28 minutes 42 seconds West, a distance of 402.09 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

South 89 degrees 31 minutes 18 seconds East, a distance of 77.29 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner;

South 00 degrees 28 minutes 42 seconds West, a distance of 175.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner, being the southwest corner of said Riverfield, Phase 2 addition and being in the most westerly south line of said 340.875

THENCE along the south line of said 340.875 acre tract as follows:
North 89 degrees 31 minutes 18 seconds West, 1,569.88 feet to a five-eighths inch iron rod found at the northwest corner of said 35.4223 acre tract, said point also being the northeast corner of that called 8.434 acre tract of land described in deed to City of Josephine as recorded in Volume 2744, Page 297, Official Public Records Collin County, Texas;

North 89 degrees 52 minutes 19 seconds West, 609.39 feet to a one-half inch iron rod found at the northwest corner of said 8.434 acre tract, said point also being the northeast corner of that called 6.00 acre tract of land described in deed to Collin County Fresh Water District No. 1 as recorded in Volume 720, Page 490, Official Public Records Collin County, Texas;
North 89 degrees 52 minutes 03 seconds West, 462.60 feet to a 'PK' nail found, said point being in the east line of said 25.333 acre tract, said point also being in the approximate centerline of County Road 1003;

THENCE North 00 degrees 58 minutes 01 seconds West, 752.63 feet along the east line of said 25.333 acre tract and the approximate centerline of County Road 1003 to the POINT OF BEGINNING and containing 1,964,005 square feet or 45.087 acres of land.

BASIS OF BEARING:

The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83).

DEDICATION STATEMENT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That D.R. Horton-Texas, Ltd. acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as RIVERFIELD, PHASE 3, an addition to Collin and Hunt Counties, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. The easements shown hereon are hereby reserved for the purposes as indicated.

Drainage Easement Restriction (DER) - No construction, or filling without the written approval of the City of Josephine, Collin and Hunt Counties, Texas shall be allowed within a drainage easement. No obstruction of the natural flow of water shall occur. All owners of property affected by such construction or filling shall be a party to the request.

Utility Easements (UE) - Any public utility, including the City of Josephine, Collin and Hunt Counties, Texas shall have the right to move and keep moved 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 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.

Public Open Space Restriction (POSR) - No structure, object or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the crown of the road, 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 with the exception of one Utility Pole and one Street Sign and/or one Fire Hydrant. The easement will remain in effect until vacated by an order issued by the City of Josephine, Collin and Hunt Counties, Texas, Planning and Zoning Department and the property is replatted.

THE D.R. HORTON-Texas, LTD. does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Josephine, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

BY: D.R. HORTON-Texas, LTD.

BY: David L. Booth, an Authorized Agent for D.R. Horton-Texas, Ltd.

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared DAVID L. BOOTH, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, William J. Johnson, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Josephine.

Dated this the ____ day of _____, 2024.

William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William J. Johnson, Land Surveyor, 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 considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas

APPROVED:

Chairman, Planning and Zoning Commission
City of Josephine, Texas

Date

APPROVED FOR CONSTRUCTION.

"APPROVED AND ACCEPTED"

Mayor
City of Josephine, Texas

Date

Table with 15 columns: LOT AREA TABLE, BLOCK-LOT, SQUARE FEET, ACRES. It lists lot details for blocks F-59 through F-84X, P-1 through P-12, Q-1 through Q-14, R-1X, S-1 through S-12, U-1 through U-22, V-1 through V-51, and W-1 through W-100X.

FINAL PLAT
RIVERFIELD, PHASE 3
194 RESIDENTIAL LOTS
5 COMMON AREA LOTS
PART OF RIVERFIELD MUNICIPAL UTILITY DISTRICT NO. 1 OF HUNT & COLLIN COUNTIES
BEING 45.087 ACRES OUT OF THE JOHN COPELAND SURVEY, ABSTRACT NO. 170 (HUNT COUNTY) AND THE JOHN COPELAND SURVEY, ABSTRACT NO. 228 THE FRANCIS M. COPELAND SURVEY, ABSTRACT NO. 201 (COLLIN COUNTY)
CITY OF JOSEPHINE ETJ, COLLIN & HUNT COUNTIES, TEXAS
D.R. HORTON-Texas, LTD. OWNER/DEVELOPER
4306 Miller Road, Suite A Rowlett, Texas 75088 Contact: David L. Booth (214) 607-4244
JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Joshua Luke, P.E. TBPE No. F-438 TBPLS No. 10076000 (972)248-7676

Vertical text on the right edge: Drawing: H:\Projects\HOE322-Riverfield\Surveying\dwg\Hoe322-P7(PH-3).dwg Saved By: jestrada Save Time: 7/18/2024 12:42 PM Plotted by: jestrada Plot Date: 7/22/2024 9:20 AM



August 6, 2024

Ms. Lisa Palomba
City Administrator
City of Josephine
P.O. Box 99
Josephine, Texas 75164

RE: Riverfield Phase 4 – Final Plat
Dated July 2024

Ms. Palomba

The above referenced project is a residential subdivision containing 202 residential and 10 common area lots located in the City of Josephine ETJ. The development is included within the Riverfield Municipal Utility District No. 1 and is generally located North of FM 6 near the Hunt & Collin County line. The Preliminary Plat was approved by Planning and Zoning on May 20, 2021, and by Council on June 14, 2021.

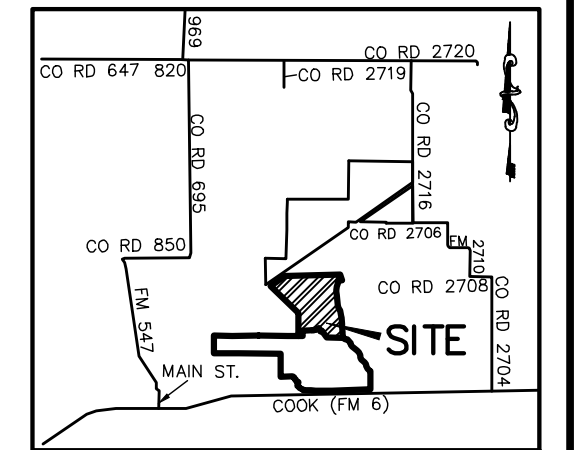
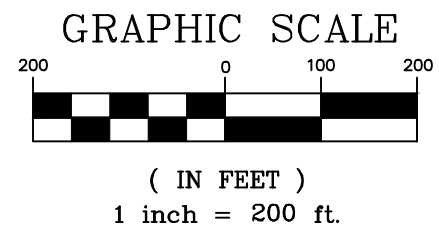
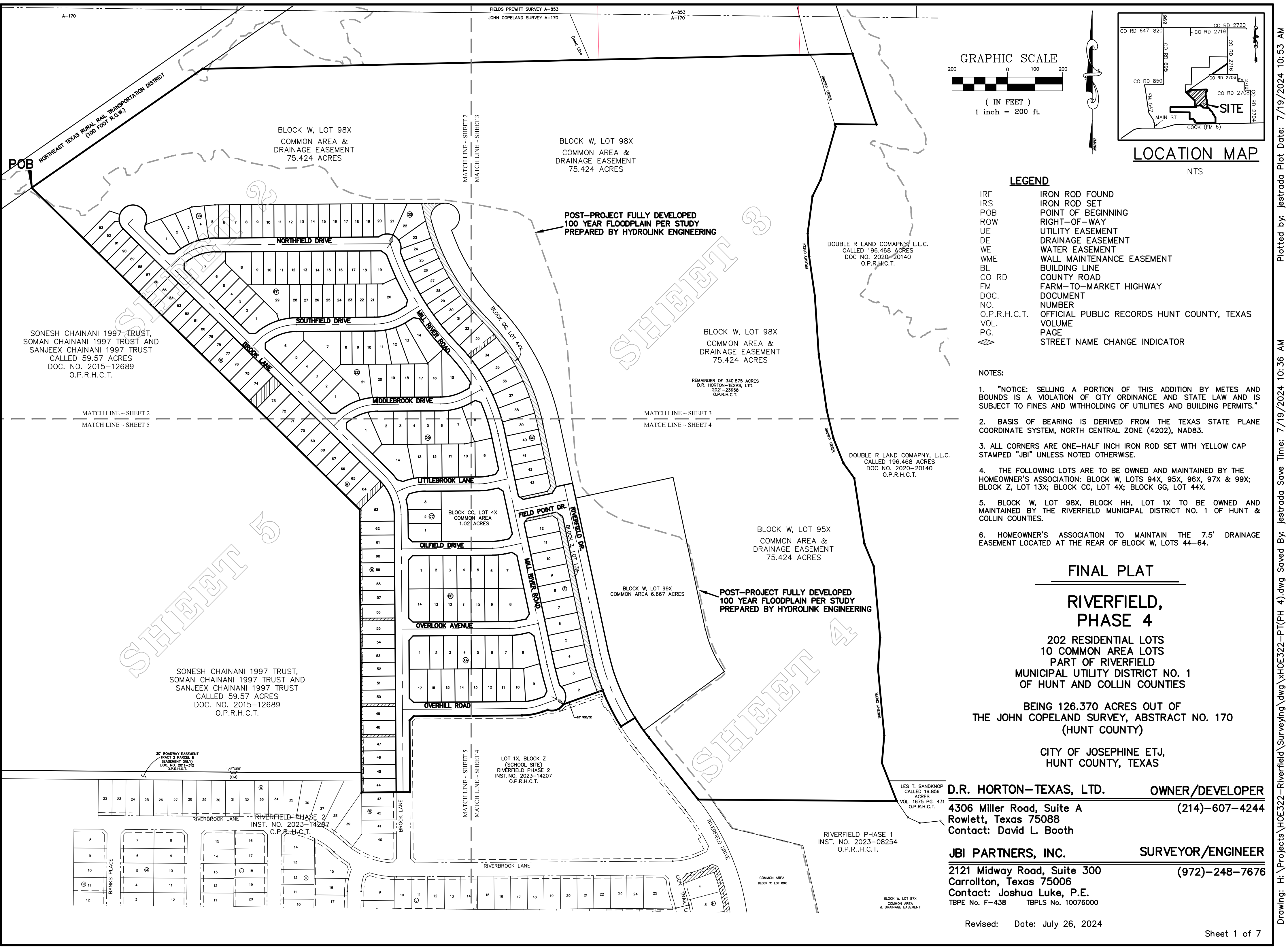
Engineering plans were reviewed and approved and a pre-construction meeting was held in June 2023. A final walkthrough was held on July 11.

The Riverfield Phase 4 Final Plat was reviewed in accordance with the City of Josephine subdivision ordinances and been found to be compliant. It is recommended that the Riverfield Phase 4 Final Plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, P.E.



LEGEND

| | |
|--------------|--|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| POB | POINT OF BEGINNING |
| ROW | RIGHT-OF-WAY |
| UE | UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| WE | WATER EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |
| BL | BUILDING LINE |
| CO RD | COUNTY ROAD |
| FM | FARM-TO-MARKET HIGHWAY |
| DOC. | DOCUMENT |
| NO. | NUMBER |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS HUNT COUNTY, TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| ◇ | STREET NAME CHANGE INDICATOR |

- NOTES:**
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
 - BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
 - ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
 - THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK W, LOTS 94X, 95X, 96X, 97X & 99X; BLOCK Z, LOT 13X; BLOCK CC, LOT 4X; BLOCK GG, LOT 44X.
 - BLOCK W, LOT 98X, BLOCK HH, LOT 1X TO BE OWNED AND MAINTAINED BY THE RIVERFIELD MUNICIPAL DISTRICT NO. 1 OF HUNT & COLLIN COUNTIES.
 - HOMEOWNER'S ASSOCIATION TO MAINTAIN THE 7.5' DRAINAGE EASEMENT LOCATED AT THE REAR OF BLOCK W, LOTS 44-64.

FINAL PLAT
RIVERFIELD,
PHASE 4
 202 RESIDENTIAL LOTS
 10 COMMON AREA LOTS
 PART OF RIVERFIELD
 MUNICIPAL UTILITY DISTRICT NO. 1
 OF HUNT AND COLLIN COUNTIES
 BEING 126.370 ACRES OUT OF
 THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
 (HUNT COUNTY)
 CITY OF JOSEPHINE ETJ,
 HUNT COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
 4306 Miller Road, Suite A
 Rowlett, Texas 75088
 Contact: David L. Booth
 (214)-607-4244

JB PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Midway Road, Suite 300
 Carrollton, Texas 75006
 Contact: Joshua Luke, P.E.
 TBPE No. F-438 TBPLS No. 10076000
 (972)-248-7676

Revised: Date: July 26, 2024

Plotted by: jestrada Plot Date: 7/19/2024 10:53 AM
 Drawing: H:\Projects\HOE322-Riverfield\Surveying\dwg\HOE322-PT(PH 4).dwg Saved By: jestrada Save Time: 7/19/2024 10:36 AM

THOMAS C. CRABTREE
SURVEY A-1321

A-170

ALLEN WAYNE CHUPIK AND
SPOUSE LINDA SELZER CHUPIK
CALLED 34.36 ACRES
DOC. NO. 2017-2976
O.P.R.H.C.T.

DOUBLE R LAND COMPANY, L.L.C.
CALLED TRACT 2 PARCEL 2
DOC. NO. 2011-312
O.P.R.H.C.T.

BLOCK W, LOT 98X
COMMON AREA &
DRAINAGE EASEMENT
75.424 ACRES

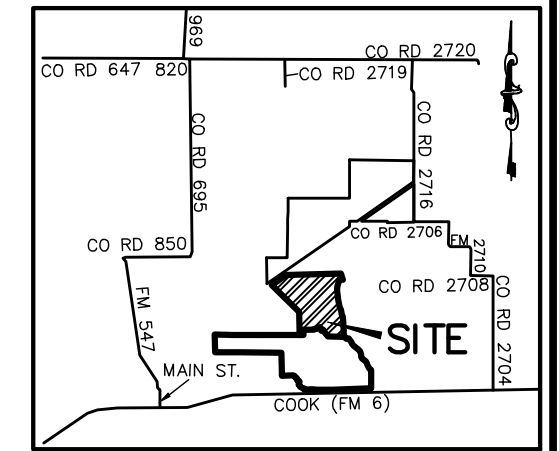
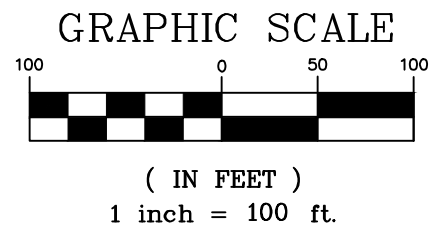
POST-PROJECT FULLY DEVELOPED 100 YEAR
FLOODPLAIN PER STUDY PREPARED BY
HYDROLINK ENGINEERING

BLOCK HH, LOT 1X
(FUTURE RIGHT-OF-WAY)
COMMON AREA
1.620 ACRES

P.O.B.
1/2" CIRF
"RPLS 4117-
GREER"

SONESH CHAINANI 1997 TRUST,
SOMAN CHAINANI 1997 TRUST AND
SANJEEV CHAINANI 1997 TRUST
CALLED 59.57 ACRES
DOC. NO. 2015-12869
O.P.R.H.C.T.

BLOCK W, LOT 94X
COMMON AREA &
DRAINAGE EASEMENT
0.11 ACRES



LEGEND

| | |
|--------------|--|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| POB | POINT OF BEGINNING |
| ROW | RIGHT-OF-WAY |
| UE | UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| WE | WATER EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |
| BL | BUILDING LINE |
| CO RD | COUNTY ROAD |
| FM | FARM-TO-MARKET HIGHWAY |
| DOC. | DOCUMENT |
| NO. | NUMBER |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS HUNT COUNTY, TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| ◇ | STREET NAME CHANGE INDICATOR |

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
- ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
- THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK W, LOTS 94X, 95X, 96X, 97X & 99X; BLOCK Z, LOT 13X; BLOCK CC, LOT 4X; BLOCK GG, LOT 44X.
- BLOCK W, LOT 98X, BLOCK HH, LOT 1X TO BE OWNED AND MAINTAINED BY THE RIVERFIELD MUNICIPAL DISTRICT NO. 1 OF HUNT & COLLIN COUNTIES.
- HOMEOWNER'S ASSOCIATION TO MAINTAIN THE 7.5' DRAINAGE EASEMENT LOCATED AT THE REAR OF BLOCK W, LOTS 44-64.

FINAL PLAT

**RIVERFIELD,
PHASE 4**

202 RESIDENTIAL LOTS
10 COMMON AREA LOTS
PART OF RIVERFIELD
MUNICIPAL UTILITY DISTRICT NO. 1
OF HUNT AND COLLIN COUNTIES

BEING 126.370 ACRES OUT OF
THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
(HUNT COUNTY)

CITY OF JOSEPHINE ETJ,
HUNT COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
4306 Miller Road, Suite A (214)-607-4244
Rowlett, Texas 75088
Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)-248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Revised: Date: July 26, 2024

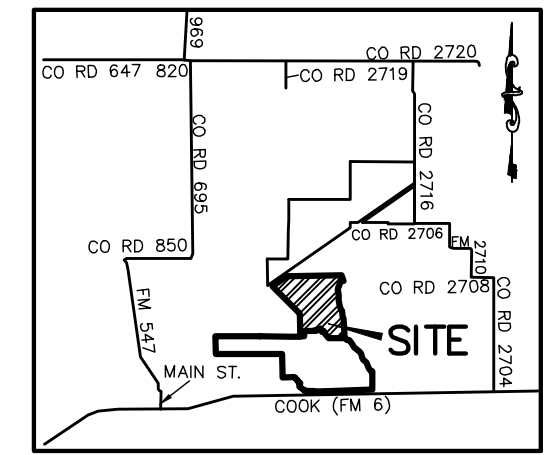
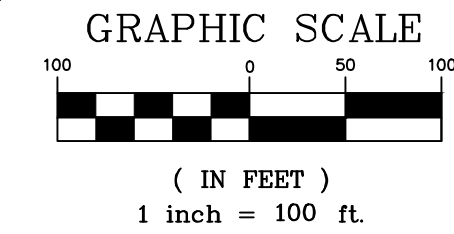
FIELDS PREWITT SURVEY A-853
JOHN COPELAND SURVEY A-170

A-853
A-170

DOUBLE R LAND COMPANY, L.L.C.
PART OF CALLED TRACT 2
PARCEL 3-40.11 ACRES
DOC NO. 2011-312
O.P.R.H.C.T.

Deed Line

2,350.76'



LOCATION MAP
NTS

LEGEND

| | |
|--------------|--|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| POB | POINT OF BEGINNING |
| ROW | RIGHT-OF-WAY |
| UE | UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| WE | WATER EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |
| BL | BUILDING LINE |
| CO RD | COUNTY ROAD |
| FM | FARM-TO-MARKET HIGHWAY |
| DOC. | DOCUMENT |
| NO. | NUMBER |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS HUNT COUNTY, TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| ◇ | STREET NAME CHANGE INDICATOR |

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
- ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
- THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK W, LOTS 94X, 95X, 96X, 97X & 99X; BLOCK Z, LOT 13X; BLOCK CC, LOT 4X; BLOCK GG, LOT 44X.
- BLOCK W, LOT 98X, BLOCK HH, LOT 1X TO BE OWNED AND MAINTAINED BY THE RIVERFIELD MUNICIPAL DISTRICT NO. 1 OF HUNT & COLLIN COUNTIES.
- HOMEOWNER'S ASSOCIATION TO MAINTAIN THE 7.5' DRAINAGE EASEMENT LOCATED AT THE REAR OF BLOCK W, LOTS 44-64.

FINAL PLAT

**RIVERFIELD,
PHASE 4**

202 RESIDENTIAL LOTS
10 COMMON AREA LOTS
PART OF RIVERFIELD
MUNICIPAL UTILITY DISTRICT NO. 1
OF HUNT AND COLLIN COUNTIES

BEING 126.370 ACRES OUT OF
THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
(HUNT COUNTY)

CITY OF JOSEPHINE ETJ,
HUNT COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER

4306 Miller Road, Suite A (214)-607-4244
Rowlett, Texas 75088
Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER

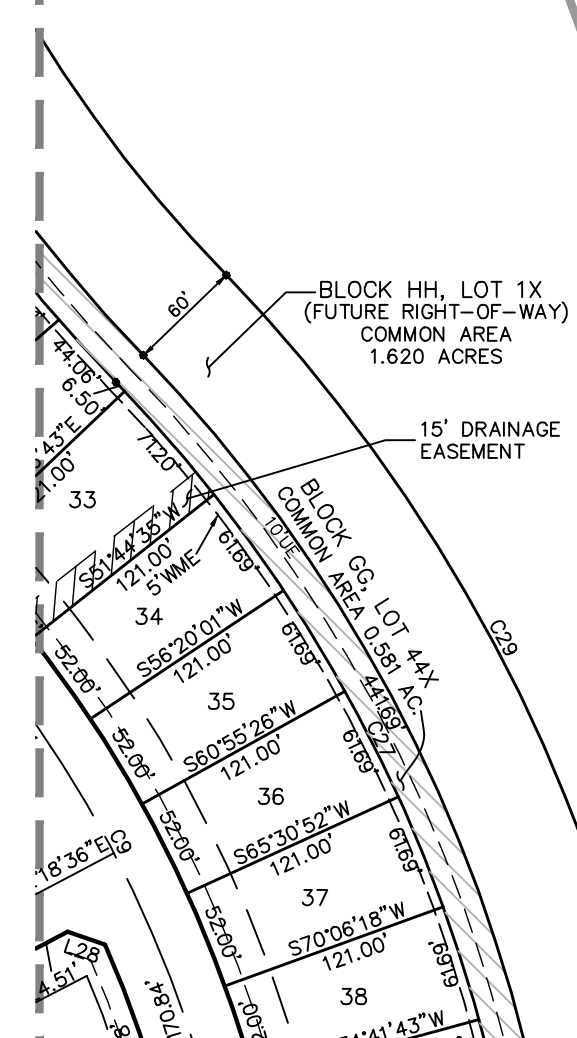
2121 Midway Road, Suite 300 (972)-248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Revised: Date: July 26, 2024

MATCH LINE ~ SHEET 3

BLOCK W, LOT 98X
COMMON AREA &
DRAINAGE EASEMENT
75.424 ACRES

POST-PROJECT FULLY DEVELOPED 100 YEAR
FLOODPLAIN PER STUDY PREPARED BY
HYDROLINK ENGINEERING

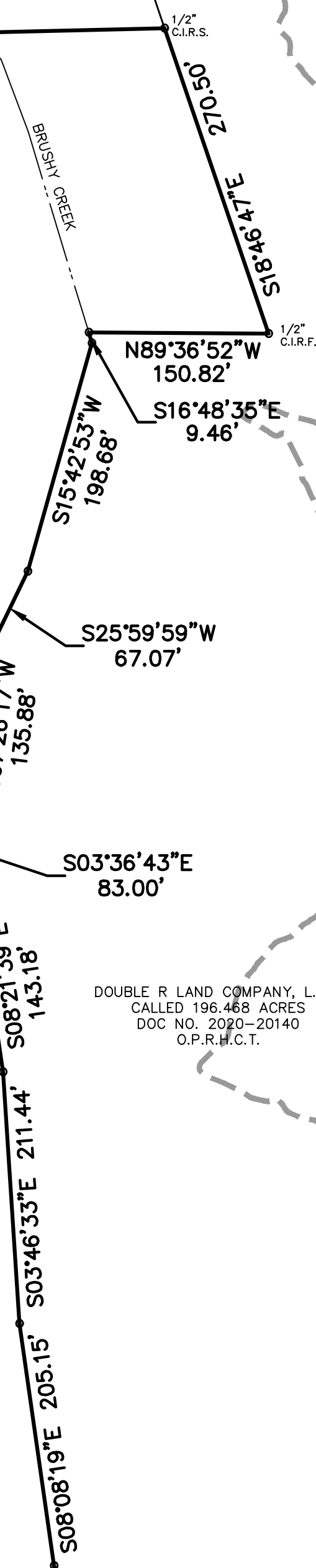


BLOCK W, LOT 98X
COMMON AREA &
DRAINAGE EASEMENT
75.424 ACRES

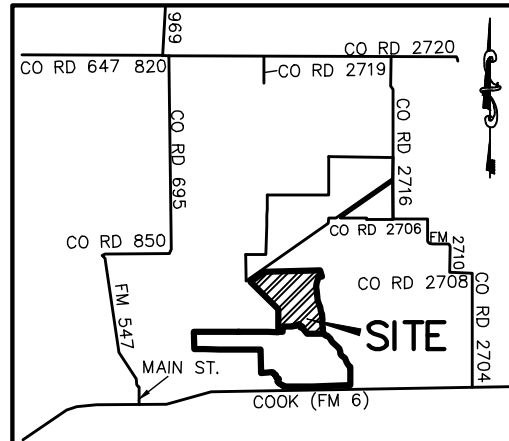
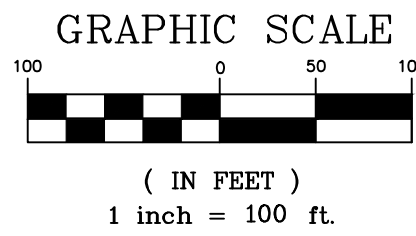
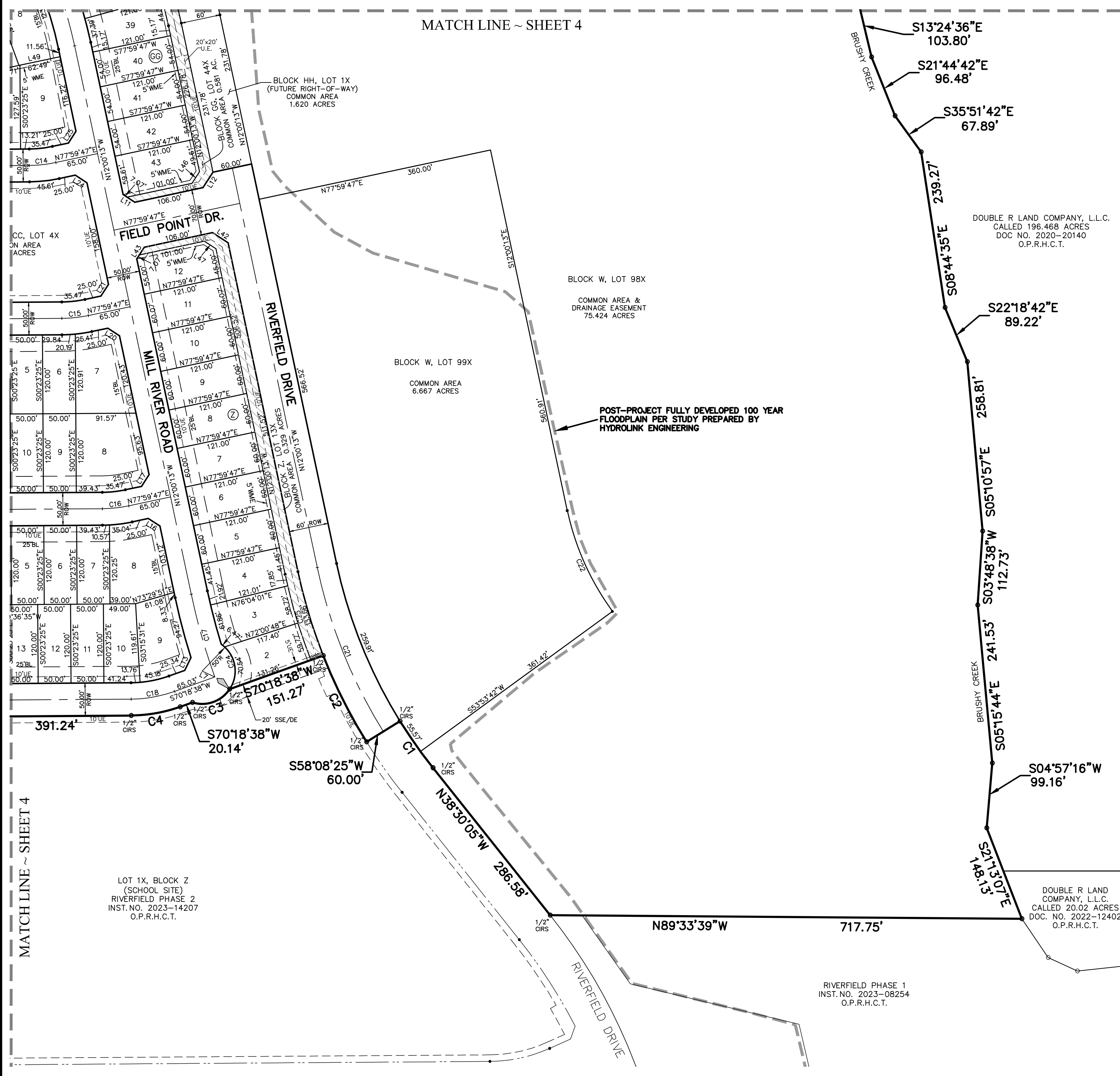
REMAINDER OF 340.875 ACRES
D.R. HORTON-TEXAS, LTD.
2021-23658
O.P.R.H.C.T.

MATCH LINE ~ SHEET 3

BRUSHY CREEK



MATCH LINE ~ SHEET 4



LEGEND

| | |
|--------------|--|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| POB | POINT OF BEGINNING |
| ROW | RIGHT-OF-WAY |
| UE | UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| WE | WATER EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |
| BL | BUILDING LINE |
| CO RD | COUNTY ROAD |
| FM | FARM-TO-MARKET HIGHWAY |
| DOC. | DOCUMENT |
| NO. | NUMBER |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS HUNT COUNTY, TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| ◇ | STREET NAME CHANGE INDICATOR |

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- BASIS OF BEARING IS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83.
- ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
- THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: BLOCK W, LOTS 94X, 95X, 96X, 97X & 99X; BLOCK Z, LOT 13X; BLOCK CC, LOT 4X; BLOCK GG, LOT 44X.
- BLOCK W, LOT 98X, BLOCK HH, LOT 1X TO BE OWNED AND MAINTAINED BY THE RIVERFIELD MUNICIPAL DISTRICT NO. 1 OF HUNT & COLLIN COUNTIES.
- HOMEOWNER'S ASSOCIATION TO MAINTAIN THE 7.5' DRAINAGE EASEMENT LOCATED AT THE REAR OF BLOCK W, LOTS 44-64.

FINAL PLAT

RIVERFIELD, PHASE 4

202 RESIDENTIAL LOTS
 10 COMMON AREA LOTS
 PART OF RIVERFIELD
 MUNICIPAL UTILITY DISTRICT NO. 1
 OF HUNT AND COLLIN COUNTIES

BEING 126.370 ACRES OUT OF
 THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
 (HUNT COUNTY)

CITY OF JOSEPHINE ETJ,
HUNT COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
 4306 Miller Road, Suite A (214)-607-4244
 Rowlett, Texas 75088
 Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Midway Road, Suite 300 (972)-248-7676
 Carrollton, Texas 75006
 Contact: Joshua Luke, P.E.
 TBPE No. F-438 TBPLS No. 10076000

Revised: Date: July 26, 2024

MATCH LINE ~ SHEET 4

LOT 1X, BLOCK Z
 (SCHOOL SITE)
 RIVERFIELD PHASE 2
 INST. NO. 2023-14207
 O.P.R.H.C.T.

RIVERFIELD PHASE 1
 INST. NO. 2023-08254
 O.P.R.H.C.T.

DOUBLE R LAND COMPANY, L.L.C.
 CALLED 20.02 ACRES
 DOC. NO. 2022-12402
 O.P.R.H.C.T.

DOUBLE R LAND COMPANY, L.L.C.
 CALLED 196.468 ACRES
 DOC. NO. 2020-20140
 O.P.R.H.C.T.

BLOCK W, LOT 98X
 COMMON AREA &
 DRAINAGE EASEMENT
 75.424 ACRES

BLOCK W, LOT 99X
 COMMON AREA
 6.667 ACRES

BLOCK HH, LOT 1X
 (FUTURE RIGHT-OF-WAY)
 COMMON AREA
 1.620 ACRES

POST-PROJECT FULLY DEVELOPED 100 YEAR
 FLOODPLAIN PER STUDY PREPARED BY
 HYDROLINK ENGINEERING

Plotted by: jestrada Plot Date: 7/19/2024 10:53 AM
Drawing: H:\Projects\HOE322-Riverfield\Surveying\dwg\HOE322-PT(4).dwg Saved By: jestrada Save Time: 7/19/2024 10:36 AM

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF HUNT §

BEING a parcel of land located in Hunt County, Texas, being a part of the John Copeland Survey, Abstract Number 170, and being a part of a called 340.875 acre tract of land described in Special Warranty Deed to D.R. Horton-Texas, Ltd. recorded as Instrument No. 2021-23658, Official Public Records Hunt County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped 'RPLS 4117 Greer' found at the most northerly northwest corner of said 340.875 acre tract, being the north corner of a called 59.57 acre tract of land described in deed to Sonesh Chainani 1997 Trust et al recorded as Instrument No. 2015-12869, Official Public Records, Hunt County, Texas and being in the southerly line of the Northeast Texas Rural Rail Transportation District Right-of-Way (100 foot wide R.O.W.);

THENCE along the northwesterly line of said 340.875 acre tract and the southerly line of said 100 foot wide Right-of-Way: North 55 degrees 09 minutes 15 seconds East, 751.50 feet to a one-half inch iron rod with yellow cap stamped 'JBI' set for corner, being an angle point in the north line of said 340.875 acre tract;

THENCE, departing the said 100 foot wide Right-of-Way, along the north line of said 340.875 acre tract, North 88 degrees 39 minutes 40 seconds East, a distance of 2350.76 feet to a one-half inch iron rod set for the northeast corner of said 340.875 acre tract, being in the west line of a called 196.468 acre tract of land described in deed to Double R Land Company, LLC recorded as Document No. 2020-20140, Official Public Records, Hunt County, Texas;

THENCE, along the east line of said 340.875 acre tract and the west line of said 196.468 acre tract, South 18 degrees 46 minutes 47 seconds East, a distance of 270.50 feet to a one-half inch iron rod with cap stamped 'JBI' found;

THENCE, continuing along said common line, North 89 degrees 36 minutes 52 seconds West, a distance of 150.82 feet to a point for corner, being the approximate centerline intersection of Cowskin Creek and Brushy Creek;

THENCE, continuing along the east line of said 340.875 acre tract, the west line of said 196.468 acre trac and the approximate centerline of Brushy Creek as follows:

- South 16 degrees 48 minutes 35 seconds East, a distance of 9.46 feet to a point on a line.
South 15 degrees 42 minutes 53 seconds West, a distance of 198.68 feet to a point;
South 25 degrees 59 minutes 59 seconds West, a distance of 67.07 feet to a point;
South 07 degrees 26 minutes 17 seconds West, a distance of 135.88 feet to a point;
South 03 degrees 36 minutes 43 seconds East, a distance of 83.00 feet to a point;
South 08 degrees 21 minutes 39 seconds East, a distance of 143.18 feet to a point;
South 03 degrees 46 minutes 33 seconds East, a distance of 211.44 feet to a point;
South 08 degrees 08 minutes 19 seconds East, a distance of 205.15 feet to a point;
South 13 degrees 24 minutes 36 seconds East, a distance of 103.80 feet to a point;
South 21 degrees 44 minutes 42 seconds East, a distance of 96.48 feet to a point;
South 35 degrees 51 minutes 42 seconds East, a distance of 67.89 feet to a point;
South 08 degrees 44 minutes 35 seconds East, a distance of 239.27 feet to a point;
South 22 degrees 18 minutes 42 seconds East, a distance of 89.22 feet to a point;
South 05 degrees 10 minutes 57 seconds East, a distance of 258.81 feet to a point;
South 03 degrees 48 minutes 38 seconds West, a distance of 112.73 feet to a point;
South 05 degrees 15 minutes 44 seconds East, a distance of 241.53 feet to a point;
South 04 degrees 57 minutes 16 seconds West, a distance of 99.16 feet to a point;

THENCE, South 21 degrees 13 minutes 07 seconds East, passing at a distance of 70.13 feet the southwest corner of said 196.468 acre tract and the northwest corner of a called 20.02 acre tract of land described in deed to Double R. Land Company, LLC. as recorded in Document Number 2022-12402, Deed Records, Hunt County, Texas, continuing for a total distance of 148.13 feet to a point for corner, being the most northerly northeast corner of Riverfield, Phase 1, an addition to the City of Josephine (ETJ), Hunt County, Texas recorded as Instrument No. 2023-082554, Official Public Records, Hunt County, Texas;

THENCE, departing the west line of said 19.856 acre tract and the center line of said Brushy Creek, over and across said 340.875 acre tract and along the north line of said Riverfield, Phase 1, North 89 degrees 33 minutes 39 seconds West, a distance of 717.75 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner, being in the easterly line of Riverfield, Phase 2, an addition to the City of Josephine (ETJ), Hunt County, Texas recorded as Instrument No. 2023-14207, Official Public Records, Hunt County, Texas, being in the easterly right-of-way line of Riverfield Drive (60 foot wide R.O.W.)

THENCE, along the easterly line of said Phase 2 and along said easterly right-of-way line, as follows: North 38 degrees 30 minutes 05 seconds West, a distance of 286.58 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner, the beginning of a curve to the right;

Along said curve to the right through a central angle of 06 degrees 38 minutes 30 seconds, having a radius of 750.00 feet, an arc length of 86.94 feet, a chord bearing of North 35 degrees 10 minutes 50 seconds West and a chord distance of 86.89 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner, being the most easterly northeast corner of said Phase 2;

THENCE, along the northerly line of said Phase 2, crossing said 60 foot right-of-way, South 58 degrees 08 minutes 25 seconds West, a distance of 60.00 feet to a one-half inch iron rod with cap stamped 'JBI' set in the westerly right-of-way line of said Riverfield Drive, the beginning of a non-tangent curve to the right;

THENCE, along said curve to the right through a central angle of 10 degrees 24 minutes 06 seconds, having a radius of 810.00 feet, an arc length of 147.05 feet, a chord bearing of North 26 degrees 39 minutes 32 seconds West and a chord distance of 146.85 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner, being the most northerly northeast corner of said Phase 2;

THENCE, along the northerly line(s) of Phase 2 as follows:

- South 70 degrees 18 minutes 38 seconds West, a distance of 151.27 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner, the beginning of a non-tangent curve to the right;
Along said curve to the right through a central angle of 73 degrees 44 minutes 23 seconds, having a radius of 50.00 feet, an arc length of 64.35 feet, a chord bearing of South 70 degrees 18 minutes 38 seconds West and a chord distance of 60.00 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner;
South 70 degrees 18 minutes 38 seconds West, a distance of 20.14 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 19 degrees 17 minutes 57 seconds, having a radius of 225.00 feet, an arc length of 75.79 feet, a chord bearing of South 79 degrees 57 minutes 36 seconds West and a chord distance of 75.43 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner;
South 89 degrees 36 minutes 35 seconds West, a distance of 391.24 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner;
South 44 degrees 36 minutes 35 seconds West, a distance of 21.21 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner;
South 00 degrees 23 minutes 25 seconds East, a distance of 259.32 feet to a one-half inch iron rod with cap stamped 'JBI' set for corner;
South 89 degrees 36 minutes 35 seconds West, a distance of 175.00 feet to a one-half inch iron rod with cap stamped 'JBI' set;

OWNER'S CERTIFICATE (Cont'd)

THENCE, North 00 degrees 23 minutes 25 seconds West, passing at a distance of 41.26 feet the north line of said Phase 2, being the south line of a called 30 foot wide 'Roadway Easement' described in deed to Double R Land, Inc. recorded as Document No. 2011-312, Official Public Records, Hunt County, Texas, passing at a distance of 71.27 feet the north line of said 'Roadway Easement', said point being the southeast corner of a called 59.57 acre tract of land described in deed to Sonesh Chainani 1997 Trust et al recorded as Instrument No. 2015-12869, Official Public Records, Hunt County, Texas, continuing along the east line of said 59.57 acre tract for a total distance a of 1,023.00 feet to a one-half inch iron rod with cap stamped 'RPLS 4117-GREER' found for corner;

THENCE, continuing along the east line of said 59.57 acre tract, North 45 degrees 32 minutes 55 seconds West a distance of 1,660.66 feet to the POINT OF BEGINNING and containing 5,504,666 square feet or 126.370 acres of land.

BASIS OF BEARING: The basis of bearing is based on the Texas State Coordinate System (North Central Zone 4202, NAD83).

DEDICATION STATEMENT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That D.R. Horton-Texas, Ltd. acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as RIVERFIELD, PHASE 4, an addition to Hunt County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. The easements shown hereon are hereby reserved for the purposes as indicated.

Drainage Easement Restriction (DER) - No construction, or filling without the written approval of the City of Josephine, Hunt County, Texas shall be allowed within a drainage easement. No obstruction of the natural flow of water shall occur. All owners of property affected by such construction or filling shall be a party to the request.

Utility Easements (UE) - Any public utility, including the City of Josephine, Hunt County, Texas shall have the right to move and keep moved 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 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.

Public Open Space Restriction (POSR) - No structure, object or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the crown of the road, 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 with the exception of one Utility Pole and one Street Sign and/or one Fire Hydrant. The easement will remain in effect until vacated by an order issued by the City of Josephine, Hunt County, Texas, Planning and Zoning Department and the property is replatted.

THE D.R. HORTON-TEXAS, LTD. does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Josephine, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

BY: D.R. HORTON-TEXAS, LTD.

BY: David L. Booth, an Authorized Agent for D.R. Horton-Texas, Ltd.

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared DAVID L. BOOTH, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, William J. Johnson, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Josephine.

Dated this the ____ day of _____, 2024.

William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William J. Johnson, Land Surveyor, 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 considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas

APPROVED:

Chairman, Planning and Zoning Commission
City of Josephine, Texas

Date

APPROVED FOR CONSTRUCTION.

"APPROVED AND ACCEPTED"

Mayor
City of Josephine, Texas

Date

FINAL PLAT

RIVERFIELD, PHASE 4

202 RESIDENTIAL LOTS
10 COMMON AREA LOTS
PART OF RIVERFIELD
MUNICIPAL UTILITY DISTRICT NO. 1
OF HUNT AND COLLIN COUNTIES

BEING 126.370 ACRES OUT OF
THE JOHN COPELAND SURVEY, ABSTRACT NO. 170
(HUNT COUNTY)

CITY OF JOSEPHINE ETJ,
HUNT COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER

4306 Miller Road, Suite A (214)-607-4244
Rowlett, Texas 75088
Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)-248-7676
Carrollton, Texas 75006
Contact: Joshua Luke, P.E.
TBPE No. F-438 TBPLS No. 10076000

Revised: Date: July 26, 2024