

AGENDA PLANNING & ZONING COMMISSION JOSHUA CITY HALL - COUNCIL CHAMBERS APRIL 04, 2022 6:30 PM

The Planning & Zoning Commission will hold a meeting on April 4, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

https://us02web.zoom.us/j/88384656258?pwd=a2h5VmgxZzF2QTIzVkpjcml4bzZrdz09

Meeting ID: 883 8465 6258 Passcode: 670338 or dial 1-346-248-7799

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. CITIZENS FORUM

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

C. REGULAR AGENDA

- 1. Discuss, consider, and possible action on approval of meeting minutes of March 07, 2022.
- 2. Public hearing on a request for a rezone regarding approximately 7.02-acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

- 3. Discuss, consider, and possible action on a request to rezone approximately 7.02-acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.
- 4. Public hearing on a request for a rezone regarding approximately 1.106 acre tract of land in the Christopher Chaney Survey, TR 22C, Abstract No. 175, County of Johnson, Joshua, Texas, located at 235 Trailwood Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a home.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

- 5. Discuss, consider, and possible action on request for a rezone regarding approximately 1.106-acre tract of land in the Christopher Chaney Survey, TR 22C, Abstract No. 175, County of Johnson, Joshua, Texas, located at 235 Trailwood Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a home.
- 6. Discuss, consider, and possible action on approving a final plat regarding 1.106 acres of land known as Lot 1, Block 1, Labhart Addition, in the Christopher Chaney Survey, Abstract No. 175, County of Johnson, Joshua, Texas located at 235 Trailwood Dr.
- 7. Discuss, consider, and possible action on approving a final plat regarding 0.935 acre of land known as Lots 1 and 2, Block 1, Black Oak Addition, in the Thomas W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 220 Ranch Road.

D. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/558-7447.

CERTIFICATE:

I hereby certify that the above agenda was posted on the 31st day of March, by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

| Alice H | followay, | City Seci | etary | |
|---------|-----------|-----------|-------|--|



MINUTES PLANNING & ZONING COMMISSION JOSHUA CITY HALL – COUNCIL CHAMBERS 101 SOUTH MAIN STREET, JOSHUA, TX 75058 MARCH 07, 2022 6:30 PM

The Planning & Zoning Commission held a meeting on March 07, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

https://us02web.zoom.us/j/85841474068?pwd=a1FxUE1yNzZxWIN4S0loN2o1YXV3UT09

Meeting ID: 858 4147 4068 Passcode: 309826 or dial 1-346-248-7799

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

- Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.
- By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

Planning & Zoning Commission Members Present: Brent Gibson, Chairman; John Mauldin, Place 1; Richard Connally, Place 4; Bryan Sears, Place 6, and Billy Jenkins, Place 7

Planning & Zoning Commission Members Absent: Brandon Gage, Place 2; and Jerry Moore, Place 3

City Staff Present: Aaron Maldonado, Development Services Director, and Alice Holloway, City Secretary

A. Call to order and announce a quorum present.

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 pm.

B. Citizens Forum

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

Item 1.

C. Discuss, consider, and possible action on the meeting minutes of February 7, 2022, and February 15, 2022.

D. Public hearing on a request to amend the 2018 Future Land Use Map by changing the future land use designation of Commercial/Office/Service to Low-Density Residential on West FM 917 from Santa Fe St. to the City limit line.

Commissioner Gibson opened the public hearing at 6:31 pm.

Development Services Director Maldonado read the following statement:

The Future Land Use plan was last updated in 2018 and it is obvious that provisions must be made for changing the regulations as conditions change or new conditions arise. Otherwise, zoning would be confined and a detriment to a community instead of an asset. Periodic revision is essential if the ordinance is to establish and maintain a rational land use pattern. There have been recent inquiries from developers about developing parcels of land into residential uses down West FM 917.

There were no comments from the public.

Commissioner Gibson closed the public hearing at 6:32 pm.

E. Discuss, consider, and possible action on a request to amend the 2018 Future Land Use Map by changing the future land use designation of Commercial/Office/Service to Low-Density Residential on West FM 917 from Santa Fe St. to the City limit line.

Commissioner Connally moved to approve the request to amend the 2018 Future Land Use Map by changing the future land use designation of Commercial/Office/Service to Low-Density Residential on West FM 917 from Santa Fe St. to the City limit line. Commissioner Mauldin seconded the motion. The motion passed unanimously.

F. Adjourn.

Commissioner Gibson adjourned the meeting at 6:47 pm.

| | Brent Gibson, Planning & Zoning Chair |
|--------------------------------|---------------------------------------|
| ATTEST: | |
| Alice Holloway, City Secretary | |
| Approved: April 04, 2022 | |



Planning & Zoning Agenda April 4, 2022

Minutes Resolution Action Item

Agenda Description:

Public hearing on a request for a rezone on approximately 7.02-acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

Background Information:

HISTORY: The vacant property has never been platted and will be required to do so.

ZONING: This property is zoned (R1) Single Family Residential District.

ANALYSIS: The proposed development of this property is to allow for both properties to be platted as one lot for the construction of a townhome development.

ENGINEERING RELATED ISSUES: This development will be required to submit engineered construction plans and will also be required to preliminary plat and final plat, the City has agreed that these matters may be part of the construction and platting review process.

RECOMMENDATION: The proposed request complies with the Future Land Use Plan as low density residential. Below is a description of the (R2) Moderate Density Residential District.

Section 6.9 R-2 - Moderate Density Residential District

6.9.1 GENERAL PURPOSE & DESCRIPTION. The R-2 Medium Density residential district is established to provide flexibility for residential density without providing for high density multifamily residential units. The product of this district may be two-family attached units on a single lot, two-family attached units on separate lots, and/or zero lot single-family detached units on separate lots, which permits townhomes and patio home developments. As presented in the Comprehensive Land Use Plan, the R-2 district may be suitable as a buffer zone between single-family and higher intensity uses.

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

Item 2.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Rezone Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Letter
- 5) Renderings
- 6) Publication Notice

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| Item | ۷. |

| City of Joshua Development Services Universal Application Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request. | | | | | |
|--|------------------------------------|--|--|--|--|
| □Pre-Application Meeting □Comprehensive Plan Amendment ■ Zoning □Conditional Use Permit □ Zoning Variance (ZBA) □Subdivis □ Preliminary Plat □Final Plat □Amend | on Variance | | | | |
| Replat Planned Development Concept Plan Planned | _ | | | | |
| PROJECT INFORMATION Project Name: 143 Caddo Townhomes | | | | | |
| Project Address (Location): • 143 Caddo Rd., Joshua Texas 76058 | | | | | |
| Existing Zoning: R1 Single Family Residential Proposed Zoning: R2 | Moderate Density Residential | | | | |
| Existing Use: Vacant Proposed Use: Townho | ome (Dwelling Zero Lot Patio Home) | | | | |
| Existing Comprehensive Plan Designation: Agriguitural / Vacant | 7.017 _Gross Acres: | | | | |
| Application Requirements: The applicant is required to submit sufficient justifies the proposal. See appropriate checklist located within the application for minimum requirements. Incomplete applications will not be processed. | information that describes and | | | | |
| APPLICANT INFORMATION Applicant: Gary Perkins, VP Company: 817-617 | oneer Realty Capital | | | | |
| Applicant: Gary Perkins, VP Company: 817-617 Address: 701 Highlander Blvd., Suite 350 Tel: 76015 | -8599 FCIX: | | | | |
| City: Arlington State: TX ZIP: 76015 Email | gnerkins@nioneerrealtycanital.co | | | | |
| | | | | | |
| Properly Owner: Pioneer Realty Capital attn: Gary Perkins Company: Pion | oron | | | | |
| Address: 701 Highlander Blvd., Suite 350 Tel: 817-617- | 6399 Fax: | | | | |
| City: Arlington State: TX ZIP: 76015 Email | AC A B AC'S | | | | |
| Key Contact: Gary Perkins Company: | (SAME) | | | | |
| Address: Tel: | Fax: | | | | |
| City: State: ZIP: Email | | | | | |
| SIGNATURE OF PROPERTY OWNER, OR APPLICANT (SIGN AND PRINT OR TYPE NAME) | For Departmental Use Only | | | | |
| SIGNATURE: (Letter of authorization required if signature is other than properly owner) | Case No.: <u>PZ-2022-03</u> | | | | |
| Print or Type Name: GARY PERKINS | Project Manager. | | | | |
| instrument, and acknowledged to me that they executed the same for the purposes | Total Fee(s): 3 000 | | | | |
| Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated. Given under my hand and seal of office on this | SCC + 2,500 Dup | | | | |
| Lance Miles | Check No: | | | | |
| Notary Public | Date Submitted: 3-10-33 | | | | |
| Signature Date: 3/9/2022 | Accepted By: | | | | |
| Notary Public | Date of Complete Application | | | | |
| STATE OF TEXAS My Comm. Exp. 07-21-2025 | | | | | |

First American Title Insurance Company

10R06178

Exhibit A

GF-Number 10R06178

Being a tract of land in the W.W. BYERS SURVEY, ABSTRACT NO. 29, Johnson County, Texas, and being part of called 30 acre tract of land as described in a deed recorded in Volume 1792, Page 58, Offical Public Records, Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described as follows:

BEGINNING at an 8" wood post found at the easterly most Northeast corner of a called 68.94 acre tract of land as described in a deed recorded in Volume 3945, Page 842, O.P.R.J.C.T., being in the South line of said 30 acre tract and the West line of Lot 1, Block 3, Winding Creek, according to the Plat recorded in Volume 8, Page 806, Plat Records, Johnson County, Texas (P.R.J.C.T.);

THENCE, with the common line between said 30 acre tract and said 68.94 acre tract, South 89 degrees 56 minutes 07 seconds West, called West, a distance of 251.89 feet to 1/2" iron rod set with a cap stamped "Dumas Surveying" for a corner;

THENCE, across said 30 acre tract, North 00 degrees 31 minutes 24 seconds East, at 1011.99 feet passing a 1/2" iron rod set with a cap stamped "Dumas Surveying" for reference, continuing in all a total distance of 1031.99 feet to a cotton spindle set for a corner in the North line of said 30 acre tract and in County Road No. 910 (Caddo Road);

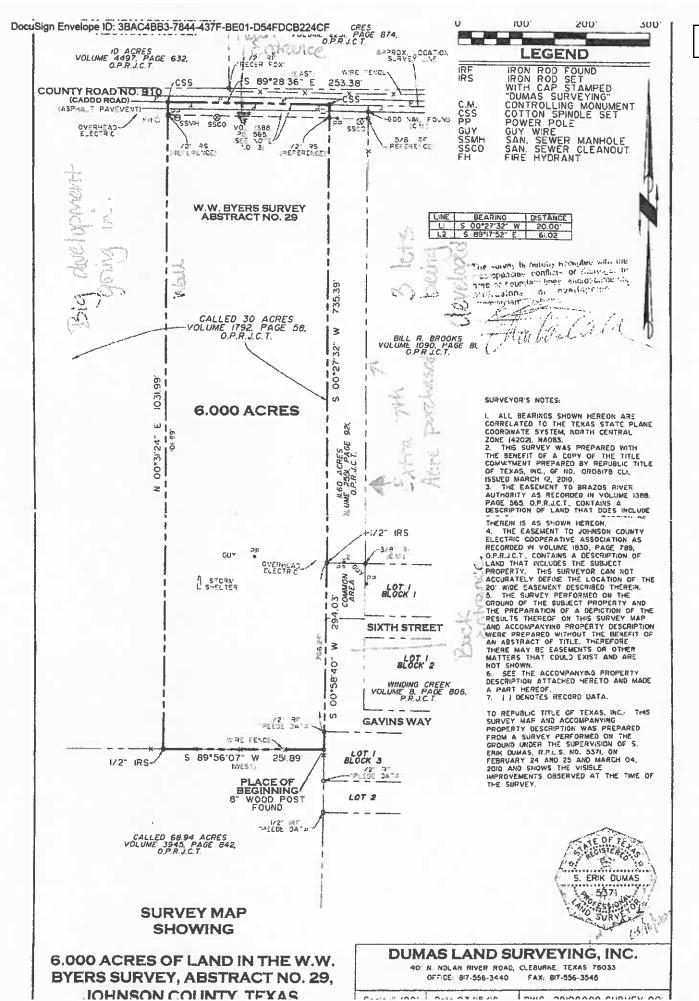
THENCE, with the North line of said 30 acre tract and said County Road No. 910, South 89 degrees 28 minutes 36 seconds East, called East, a distance of 253.38 feet to a cotton spindle set for a corner;

THENCE, South 00 degrees 27 minutes 32 seconds West, passing the Northwest corner of a called 11.60 acre tract of land described in a deed recorded in Volume 2551, Page 921, O.P.R.J.C.T., at 20.00 feet passing a 1/2" iron rod set with a cap stamped "Dumas Surveying" for reference, continuing in all a total distance of 735.39 feet to a 1/2" iron rod set with a cap stamped "Dumas Surveying" for the Northwest corner of said Winding Creek from which a 3/8" iron rod found at the Northwest corner of Lot 1, Block 1, of said Winding Creek bears South 89 degrees 17 minutes 52 seconds East, 61.02 feet;

THENCE, with the common line between said 340 acre tract and said winding creek, South 00 degrees 58 minutes 40 seconds West, at 266.24 feet passing a 1/2" iron rod found with a cap stamped "Peede Data" for the Northwest corner of said Lot 1, Block 3, continuing in all a total distance of 294.03 feet to the Place of Beginning and containing 6.000 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.





PROPERTY DESCRIPTION 1.017 ACRE

BEING A TRACT OF LAND LOCATED IN THE W. W. BYERS SURVEY, ABSTRACT NO. 29, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 11.60 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2551, PAGE 921, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING" IN THE WEST LINE OF SAID 11.60 ACRE TRACT, THE EAST LINE OF A CALLED 6.000 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 201000009574, O.P.R.J.C.T., AND BEING THE NORTHWEST CORNER OF BLOCK 1, WINDING CREEK SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGE 806, PLAT RECORDS, JOHNSON COUNTY, TEXAS, (P.R.J.C.T.)

THENCE, N 00°27'35" E, WITH THE COMMON LINE BETWEEN SAID 11.60 ACRE TRACT AND SAID 6.000 ACRE TRACT, AT A DISTANCE OF 715.39, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING IN THE SOUTH LINE OF COUNTY ROAD NO. 910 (CADDO ROAD) FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 726.09 FEET TO A POINT IN SAID COUNTY ROAD NO. 910 (CADDO ROAD) FOR THE NORTHWEST CORNER OF SAID 11.60 ACRE TRACT;

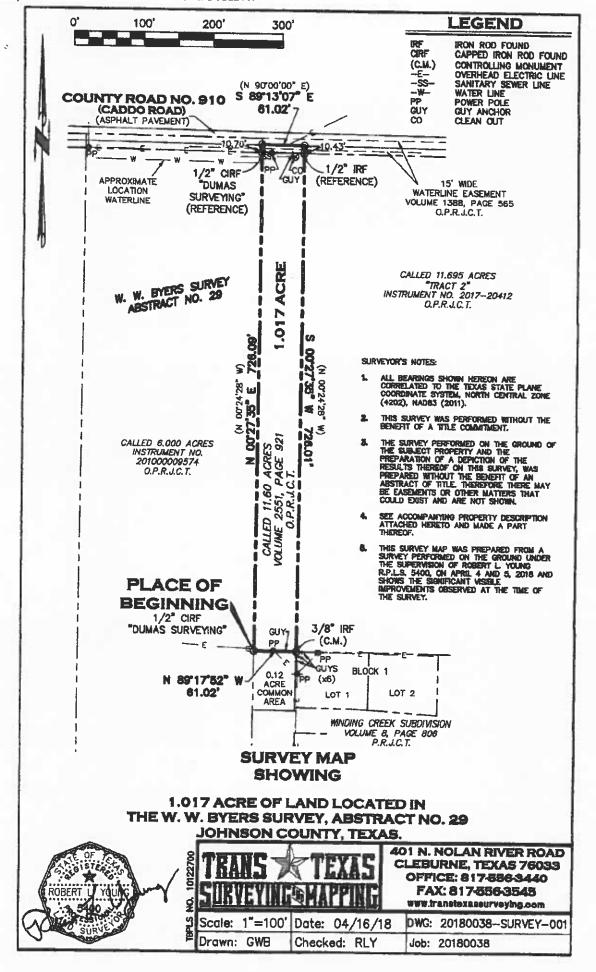
THENCE, S 89°13'07" E, WITH SAID COUNTY ROAD, A DISTANCE OF 61.02 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 11.60 ACRE TRACT;

THENCE, S 00°27'35" W, AT A DISTANCE OF 10.43 FEET, PASSING A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID COUNTY ROAD FOR REFERENCE, AND BEING THE NORTHWEST CORNER OF A CALLED 11.695 ACRE TRACT OF LAND AS DESCRIBED AS "TRACT 2" IN A DEED RECORDED IN INSTRUMENT NO. 2017-20412, O.P.R.J.C.T., CONTINUING WITH THE COMMON LINE OF SAID 11.60 ACRE TRACT AND SAID 11.695 ACRE TRACT, A TOTAL DISTANCE OF 726.01 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 11.695 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SAID WINDING CREEK SUBDIVISION;

THENCE, N 89°17'52" W, WITH THE NORTH LINE OF SAID BLOCK 1, WINDING CREEK SUBDIVISION, A DISTANCE OF 61.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.017 ACRE OF LAND, AS SURVEYED ON THE GROUND DURING

THE MONTH OF APRIL 4 AND 5, 2018 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.







March 9, 2022

To: City of Joshua Planning and Development City Hall 101 S. Main Street Joshua, Texas 76058

From:

Pioneer Realty Capital, LLC 701 Highlander Blvd, Suite 350 Arlington, TX 76015

Re: Rezone - 143 Caddo Rd, Joshua TX

Planning and Zoning Commission, City of Johua, TX Council Members;

Pioneer Realty Capital (PRC) purchased the referenced property in 2021, and we respectfully request to rezone the land from R1 to R2 for the following reasons:

- Empty Lots: The property is vacant and under current zoning requirements the land could be subdivided and sold as un-developed individual lots. This is an undesirable approach, as independent land owners would have no obligation to construct or build homes within any predictable timeline. As such, vacant lots could remain vacant for the foreseeable future.
- 2. Uniformity of Development & Construction: With PRC controlling the design and construction effort, we will ensure the highest standards are applied to the development. This includes creating uniformity of quality and presentation and timeliness in providing a completed community for existing and new Joshua residents. In planning the development, the neighborhood will be designed to be pleasant and inviting with quality interior & exterior finishes, sidewalks, appealing landscaping, and a possible community area. Some features of the development include:
 - Consistent streetscape along the central drive with plantings, ornate lamp posts, iron fencing and ample sidewalks.
 - b. Most garages will be located at the rear of the buildings allowing for elegant street-facing facades. All buildings will be a combination of stone masonry and brick. All units will have elegant covered porch entries.
 - c. Where possible, an open space will include amenities for the residents. Amenities will include passive seating areas, an open landscaped space and shade trees.
 - d. The HOA will maintain all public spaces including cleaning, mowing, and bush trimming.

701 Highlander Blvd., Arlington, TX 76015 Phone: (682) 518-9416 - Fax: (817) 422-0846 www.pioneerrealtycapital.com 3. Density Economies of Scale: While Texas has been an active construction market for several years, the cost of construction has continued to rise. This has been further worsened by the recent pandemic, as material prices have sky rocketed. As such, developments with higher densities fair better as material can be purchased in reasonable bulk to help normalize pricing - allowing projects to complete on time and at a reasonable cost to the consumer. With a higher density, PRC will construct homes in a community atmosphere that would attract more families looking to call Joshua, Texas home.

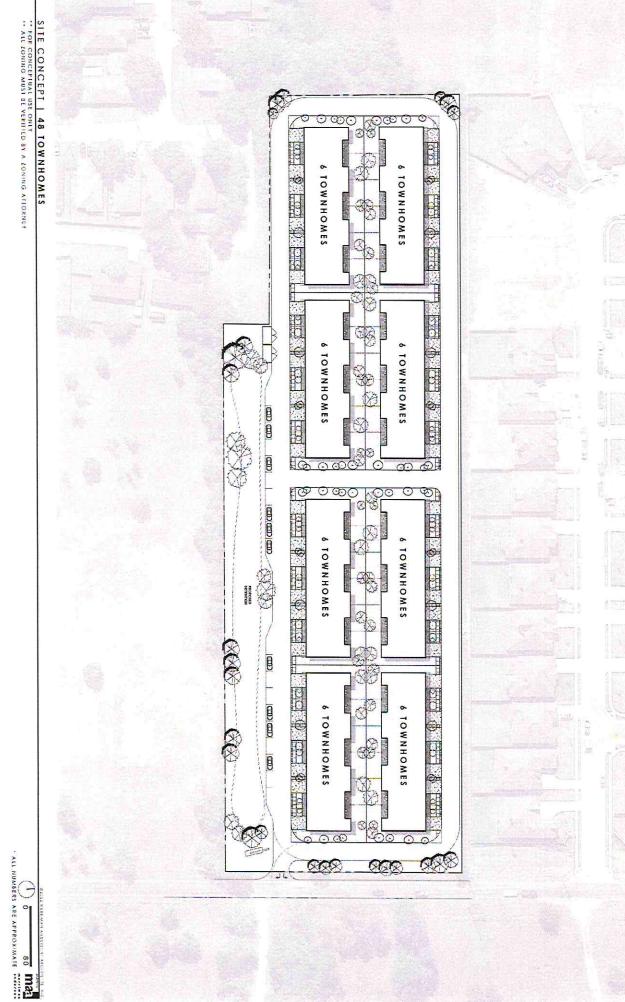
PRC's development plans will meet the requirements for R2 Moderate Density Residential identified in City of Joshua's Code of Ordinance (adopted October 21, 2021).

Respectfully,

Pioneer Realty Capital

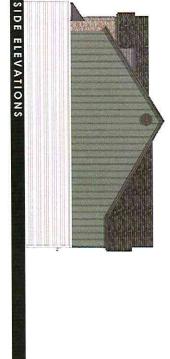
CADDO ROAD - JOSHUA, TX

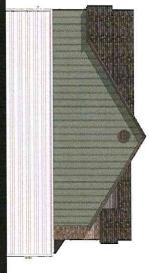
" ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY



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SITE CONCEPT | ELEVATIONS

" FOR CONCEPTUAL USE ONLY
" ALL ZONING MUST BE VERHILED BY A ZONING ACTORNEY



SITE CONCEPT | CONCEPT MASSING

" FOR CONCEPTUAL USE ONLY
" ALL ZONING MUST BE VERHITED BY A ZONING ATTORNEY

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Notice of Public Hearing

Notice is hereby given that the City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider the request for a zoning change from the (R1) Single Family Residential District to the (R2) Moderate Density Residential District on approximately 7.02 acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road. The purpose of this request is to allow for the construction of a townhome development.

The Planning and Zoning Commission will conduct its public hearing on April 4, 2022, at 6:30 PM, and the City Council will conduct its public hearing and consideration on April 21, 2022, at 6:30 PM. Both meetings will be held in the City Council Chambers at Joshua City Hall, 101 South Main Street, Joshua, TX 76058.



Planning & Zoning Agenda April 4, 2022

Minutes Resolution Action Item

Agenda Description:

Discuss, consider, and possible action on a request to rezone on approximately 7.02-acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.

Background Information:

HISTORY: The vacant property has never been platted and will be required to do so.

ZONING: This property is zoned (R1) Single Family Residential District.

ANALYSIS: The proposed development of this property is to allow for both properties to be platted as one lot for the construction of a townhome development.

ENGINEERING RELATED ISSUES: This development will be required to submit engineered construction plans and will also be required to preliminary plat and final plat, the City has agreed that these matters may be part of the construction and platting review process.

RECOMMENDATION: The proposed request complies with the Future Land Use Plan as low density residential. Below is a description of the (R2) Moderate Density Residential District.

Section 6.9 R-2 - Moderate Density Residential District

6.9.1 GENERAL PURPOSE & DESCRIPTION. The R-2 Medium Density residential district is established to provide flexibility for residential density without providing for high density multifamily residential units. The product of this district may be two-family attached units on a single lot, two-family attached units on separate lots, and/or zero lot single-family detached units on separate lots, which permits townhomes and patio home developments. As presented in the Comprehensive Land Use Plan, the R-2 district may be suitable as a buffer zone between single-family and higher intensity uses.

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:



Planning & Zoning Agenda April 4, 2022

Minutes Resolution Action Item

Agenda Description:

Public hearing on a request for a rezone regarding approximately 1.106 acre tract of land in the Christopher Chaney Survey, TR 22C, Abstract No. 175, County of Johnson, Joshua, Texas, located at 235 Trailwood Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a home.

- Staff Presentation
- Owner's Presentation
- Those in Favor
- Those Against
- Owner's Rebuttal

Background Information:

HISTORY: The vacant property has never been platted and will be required to do so.

ZONING: This property is zoned (A) Agricultural District.

ANALYSIS: The proposed development of this property is to allow for the property to be divided and to be platted for the construction of a home.

ENGINEERING RELATED ISSUES: This development will be required to submit engineered building plans and will also be required to final plat; the City has agreed that the building plans may be submitted after approval of the final plat and before a building permit is issued.

RECOMMENDATION: The proposed request complies with the Future Land Use Plan and staff recommends approval.

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

City Contact and Recommendations:

Attachments:

- 1) Rezone Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Letter
- 5) Publication Notice

Notary Public, State of Texas Notary ID 13240469-1 My Commission Exp. 03-13-2024

City of Joshua Development Services Universal Application

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Item 4.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS, LABHART & MCKENZIE CAPITAL PARTNER, LLC, is the owner of a 1.106 acre tract of land situated in the CHRISTOPHER CHANEY SURVEY, ABSTRACT NO. 175, in the City of Joshua, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Labhart & Mckenzie Capital Partner, LLC, recorded in Instrument Number 2020-25164, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Labhart & Mckenzie Capital Partner, LLC tract, and a tract of land described in a deed to Heather Mc Kenzie and Bryan Mc Kenzie, et vir, recorded in Instrument Number 2018-03550, Deed Records, Johnson County, Texas, and being in the centerline of Forest Lane, more or less;

THENCE S 00°21'14" E, along the east line of said Labhart & Mckenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 100.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, along the east line of said Labhart & Mckenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 25.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°47'45" W, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 200.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, along the east line of said Labhart & Mckenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 15.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

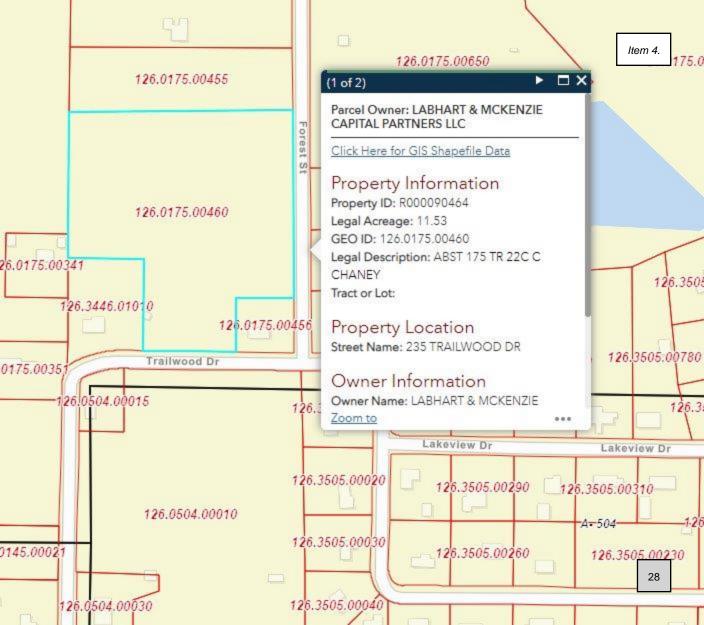
THENCE S 89°47'45" W, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 308.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 00°21'14" W, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 140.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the common line of said Labhart & Mckenzie Capital Partner, LLC tract, and said Heather Mc Kenzie and Bryan Mc Kenzie, et vir tract;

THENCE N 89°47'45" E, along the common line of said Labhart & Mckenzie Capital Partner, LLC tract, and said Heather Mc Kenzie and Bryan Mc Kenzie, et vir tract, a distance of 308.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 100.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 89°47'45" E, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 48,190 square feet or 1.106 acres of land more or less.





March 2, 2022

Location: Labhart Addition
Lot 1 Block 1
Trailwood, Joshua, TX

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A final plat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly Wilson Easement Analyst (817) 760-5204

Enclosure: Submitted Plat for Approval

TAX CERTIFICATE FOR ACCOUNT: 126-0175-00460

AD NUMBER: R000090464

GF NUMBER:

CERTIFICATE NO: 13055465

COLLECTING AGENCY

Johnson County P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1 DATE: 1/13/2022

FEE: \$10.00

PROPERTY DESCRIPTION

ABST 175|TR 22C|C CHANEY

0000235 TRAILWOOD DR

11.526 ACRES

REQUESTED BY PROPERTY OWNER

LABHART & MCKENZIE CAPITAL LABHART & MCKENZIE CAPITAL PARTNERS LLC

PARTNERS LLC

2942 MASTERS COURT N
2942 MASTERS COURT N
BURLESON TX 760280000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

| CURRENT VALUES | | | | | | |
|------------------|---|--|--|--|--|--|
| LAND MKT VALUE: | 1 637 IMPROVEMENT: 0 | | | | | |
| AG LAND VALUE: | 228,883 DEFHOMESTEAD: 0 | | | | | |
| APPRAISED VALUE: | 230,520 LIMITED VALUE 0 | | | | | |
| EXEMPTIONS: Ag | 1 19 17、より、2007、 | | | | | |
| LAWSUITS: | 그 가수 가는 생일, 것이 취임되었다. 그는 이 사이 나는 그는 그는 그는 그 전문에 걸린 것이 걸어졌다. | | | | | |

| YEAR | TAX:ÜNIT | | (LEVY 📜 | PEN | INT | DEFINT | ATTY | AMOUNT DUE |
|---------------|----------------------|------|----------|----------|--------|--------|---------------|------------|
| 2021 | CITY OF JOSHUA | | 0.00 | 0.00 | 0.00 | ∴ 0.00 | 0.00 | 0.00 |
| 2021 | EMER SERV DISTRICT 1 | | ₹ 6/0:00 | g : 0.00 | 0.00 | 0.00 | <i>∂</i> 0.00 | 0.00 |
| 2021 | FARM TO MARKET LTRD | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | HILL COLL-JOSHUA" | | .0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | Johnson County | ş. T | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | JOSHUA ISD | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021SUB TOTAL | | | | | \$0.00 | | | |

TOTAL CERTIFIED TAX DUE 1/2022:

\$ 0.00

Lawy Braux.

ISSUED TO:

ACCOUNTNUMBER:

LABHART & MCKENZIE CAPITAL PARTNERS L

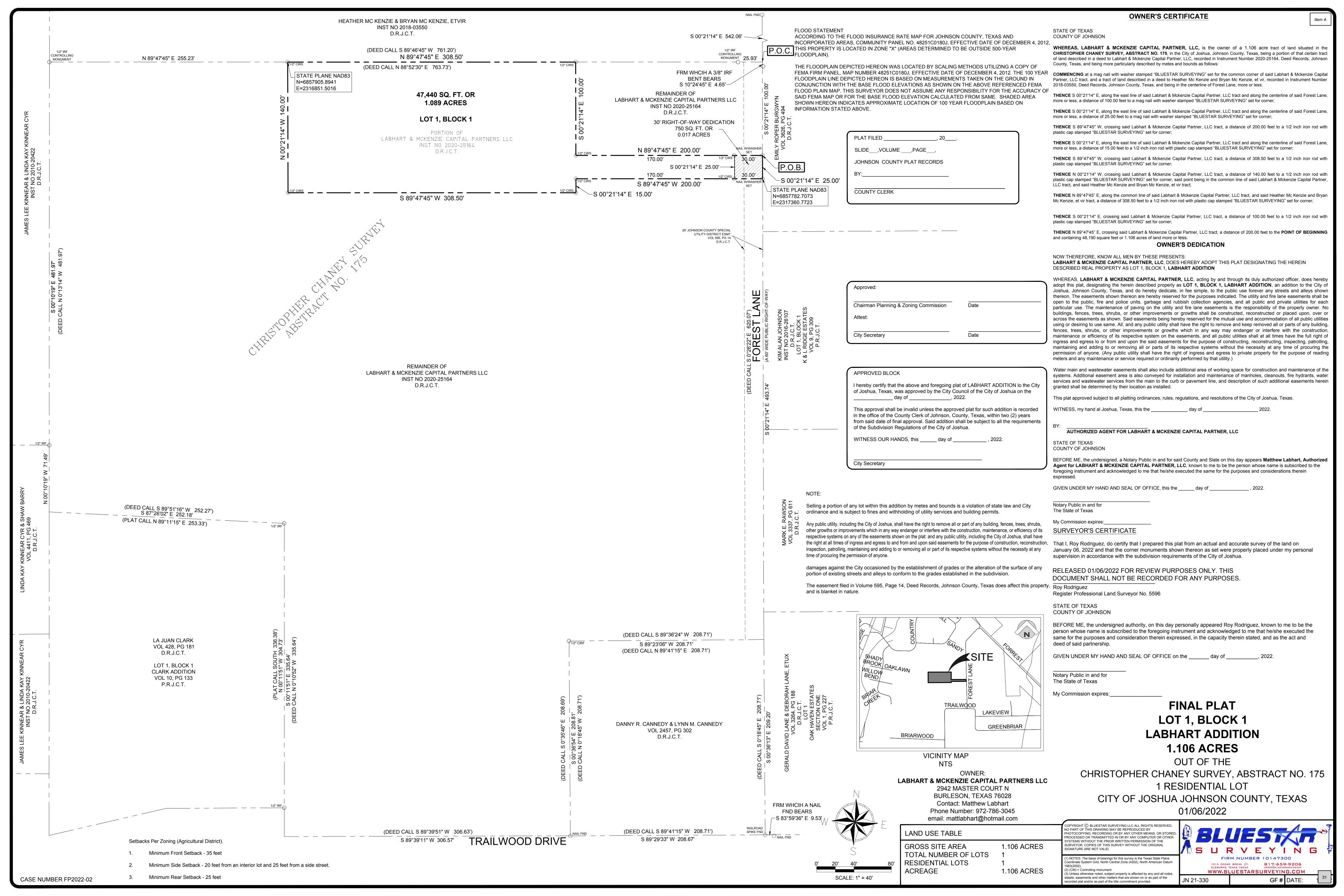
126-0175-00460

CERTIFIED BY:

JOHNSON COUNTY LINOO NOO

THE COLECTOR WITHINGTON

There may be a cost and/or Fees that are unknown to the Johnson County Tax office





Planning & Zoning Agenda April 4, 2022

Minutes Resolution Action Item

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 1.106 acres of land known as Lot 1, Block 1, Labhart Addition, in the Christopher Chaney Survey, Abstract No. 175, County of Johnson, Joshua, Texas located at 235 Trailwood Dr.

Background Information:

HISTORY: The property is undeveloped and has never been platted.

ZONING: This property is currently zoned Agricultural but will be zoned Single Family Residential pending approval from the City Council.

ANALYSIS: The proposed development of this property is to allow for the construction of a residential home.

UTILITIES: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

TRANSPORTATION: Rights-of-Way dedications are being dedicated with this plat.

RECOMMENDATION: This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Final Plat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) JCSUD Approval Letter
- 5) Tax Certificate
- 6) Final Plat Labhart Addition

Item 6.

City of Joshua Development Services Universal Application Please check the appropriate box below to indicate the type of application you are requesting and

provide all information required to process your request.

Subdivision Variance Gross Acres: Final Plat 150 Deposit 1000 Total Fee is: 1150 Date of Complete Application 222

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS, LABHART & MCKENZIE CAPITAL PARTNER, LLC, is the owner of a 1.106 acre tract of land situated in the CHRISTOPHER CHANEY SURVEY, ABSTRACT NO. 175, in the City of Joshua, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Labhart & Mckenzie Capital Partner, LLC, recorded in Instrument Number 2020-25164, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Labhart & Mckenzie Capital Partner, LLC tract, and a tract of land described in a deed to Heather Mc Kenzie and Bryan Mc Kenzie, et vir, recorded in Instrument Number 2018-03550, Deed Records, Johnson County, Texas, and being in the centerline of Forest Lane, more or less;

THENCE S 00°21'14" E, along the east line of said Labhart & Mckenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 100.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, along the east line of said Labhart & Mckenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 25.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°47'45" W, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 200.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, along the east line of said Labhart & Mckenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 15.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

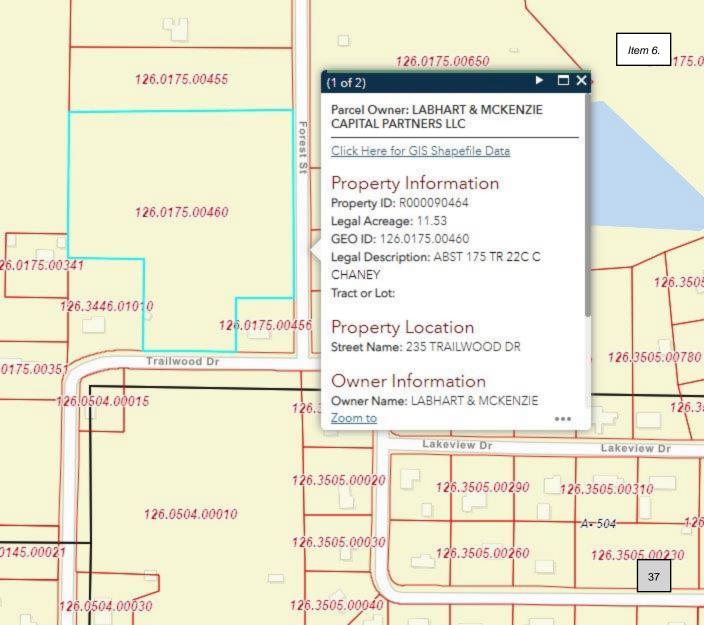
THENCE S 89°47'45" W, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 308.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 00°21'14" W, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 140.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the common line of said Labhart & Mckenzie Capital Partner, LLC tract, and said Heather Mc Kenzie and Bryan Mc Kenzie, et vir tract;

THENCE N 89°47'45" E, along the common line of said Labhart & Mckenzie Capital Partner, LLC tract, and said Heather Mc Kenzie and Bryan Mc Kenzie, et vir tract, a distance of 308.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 100.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 89°47'45" E, crossing said Labhart & Mckenzie Capital Partner, LLC tract, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 48,190 square feet or 1.106 acres of land more or less.





March 2, 2022

Location: Labhart Addition

Lot 1 Block 1

Trailwood, Joshua, TX

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A final plat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson Easement Analyst (817) 760-5204

Enclosure: Submitted Plat for Approval

PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT: 126-0175-00460

AD NUMBER: R000090464

GF NUMBER:

CERTIFICATE NO: 13055465

COLLECTING AGENCY

Johnson County P O BOX 75

CLEBURNE TX 76033-0075

DATE: 1/13/2022

FEE: \$10.00

PROPERTY DESCRIPTION

ABST 175|TR 22C|C CHANEY

0000235 TRAILWOOD DR

11.526 ACRES

REQUESTED BY

LABHART & MCKENZIE CAPITAL

PARTNERS LLC

PROPERTY OWNER

LABHART & MCKENZIE CAPITAL PARTNERS LLC

2942 MASTERS COURT N BURLESON TX 760280000

2942 MASTERS COURT N BURLESON TX 760280000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

| | CURRENT VALUES | |
|-----------------------------------|---|--|
| LAND MKT VALUE: AG LAND VALUE: | 1,637, IMPROVEMENT: 0 228.883 DEF HOMESTEAD: 0 | |
| APPRAISED VALUE: | 230,520 LIMITED VALUE: 0 | |
| EXEMPTIONS: Ag LAWSUITS: | : 1 9 | |

| YEAR | TAX UNIT | | LEVY | PEN | INT | DEFINT | ATTY | AMOUNT DUE |
|------|----------------------|--------------------------------|--------|------|------|---------|----------|------------|
| 2021 | CITY OF JOSHUA | | 0.00 | 0.00 | 0.00 | .∷ 0.00 | 0.00 | 0.00 |
| 2021 | EMER SERV DISTRICT 1 | | ₹ 0:00 | 0.00 | 0.00 | 0.00 | 2 0.00 | 0.00 |
| 2021 | FARM TO MARKET LTRD | 그 일 것 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | HILL COLL-JOSHUA" | | ് െ.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | Johnson County | ž. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | JOSHUA ISD | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | 19-14 - 12-94 20-14 - 12-94 | | | | 20218 | UB TOTAL | \$0.00 |

TOTAL CERTIFIED TAX DUE 1/2022:

\$ 0.00

awy Braux.

ISSUED TO:

ACCOUNTNUMBER:

LABHART & MCKENZIE CAPITAL PARTNERS L

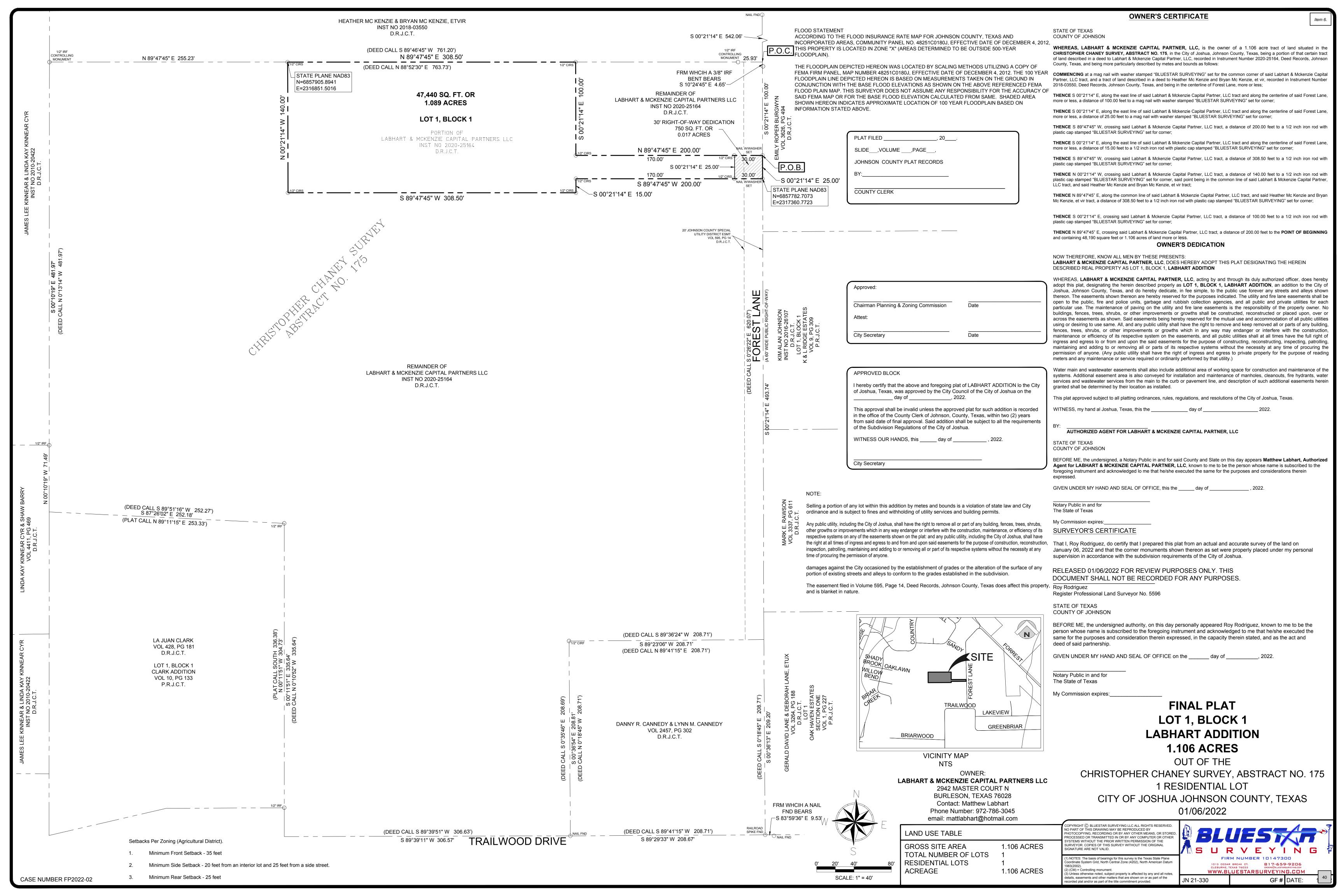
126-0175-00460

CERTIFIED BY:

JOHNSON COUNTY LINOO AGO

THINITIMANANA WANTER STATE OF ONLINE AND ADDRESS OF THE STATE OF THE S

There may be a cost and/or Fees that are unknown to the Johnson County Tax office





Planning & Zoning Agenda April 4, 2022

Minutes Resolution Action Item

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 0.935 acre of land known as Lots 1 and 2, Block 1, Black Oak Addition, in the Thomas W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 220 Ranch Road.

Background Information:

HISTORY: The property has never been platted.

ZONING: This property is Disannexation property but has a development agreement with the City of Joshua. Therefore, the landowner is bound to all development and subdivision ordinances of the City.

ANALYSIS: The proposed development of this property is to allow for the construction of a residential home and will be required to submit engineered building plans.

UTILITIES: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

TRANSPORTATION: Rights-of-Way dedications are being dedicated with this plat.

RECOMMENDATION: This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Final Plat Application
- 2) Legal Description

- 3) Vicinity Map4) JCSUD Approval Letter
- 5) Tax Certificate
- 6) Final Plat of Black Oak Addition

Item 7.

provide all information required to prodess your request. Comprehensive Plan Amendment ☐ Zoning Change ☐Pre-Application Meeting ☐ Zoning Variance (ZBA) Subdivision Variance Conditional Use Permit Mamending Plat Final Plat Preliminary Plat Planned Development Concept Plan Planned Development Detailed Plan ☐Replat ☐ Other _____ Minor Plat PROJECT INFORMATION Project Name: Project Address (Location): 220 RANCH ROAD, JoshuA, TX. Existing Zoning: R-1 Proposed Zoning: SPLITINTO 2-12 ACRELICTS Existing Use: R - | Proposed Use: Residential Home CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 Existing Comprehensive Plan Designation: Gross Acres: Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed. APPLICANT INFORMATION Applicant: ELITE DEVELOPERS INC Company: ELITE DEVELOPERS INC Address: P.O. BOX 242 Tel:817-357-7058 Fax: City: Joshu A State: TX ZIP: 76058 Email: extensive Longer STX atom AL com Property Owner: ELITE Developers, Tuc Company: ELite Developers, Inc Address: <u>P.O. BOX 242</u> Tel:<u>8/1-357-7058 Fax:</u> City: Jos/ty A State: IX ZIP: 7/co 58 Email: Eutedeveloper's TX at amous eon Key Contact: Muste Servell Company: ELite Developees, Duc s + Tel: 817-357-7058 Fax: Address: 109 MURKAGE State: TX ZIP: 76058 Email: ELitecher elapsis TX at a MALICA SIGNATURE OF PROPERTY OWNER-OR APPLICANT (SIGN AND PRINT OR TYPE NAME) For Departmental Use Only (Letter of authorization required if signature is other than properly owner) "Fl-2200-4 SIGNATURE: __ neistadher Print or Type Name: Project Manager: ____ Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that tilvey executed the same for the purposes and consideration expressed and in the capacity therein stated
Given under my hand and seal of office on the day of Notary ID 133271653 Christon State of Texas Motsry Public, State of Texas Comm. Expires 08-16-2025 Notary Public Date Submitted: 16-20 -21 сняізторнея лонизтои Accepted By: ONA Date: 10-00-21 Date of Complete Application_____

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting d

Item 7.

OWNER'S CERTIFICATE

(220 RANCH ROAD-ELITE DEVELOPERS, INC.)

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, ELITE DEVELOPERS, INC. are the owners of a tract of land situated in the THOMAS W. BAIRD Survey, Abstract No. 40, JOHNSON County, Texas and being out of a 0.99 acre tract conveyed to ELITE DEVELOPERS, INC., and being more particularly described as follows:

BEING AN 0.935 ACRE TRACT OF LAND SITUATED IN THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO ELITE DEVELOPERS, INC., AS RECORDED IN WARRANTY DEED 2017-5773, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. SAID 0.935 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

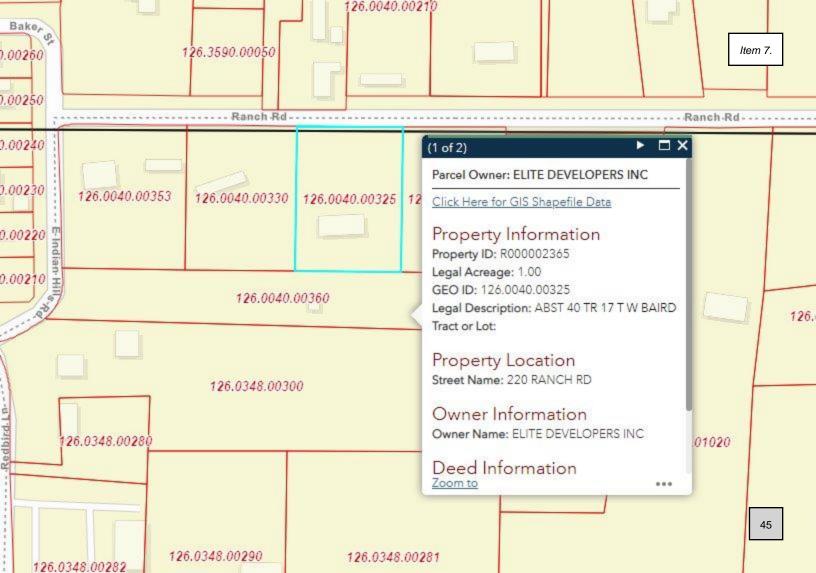
BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID 0.935 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR THE ORIGINAL NORTHWEST CORNER OF SAID CALLED 1.00 ACRE TRACT BEARS N 00°13'13" W, A DISTANCE OF 16.35 FEET (TIE). SAID SET 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" BEING CALLED THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE OF N: 6843915.55, E: 2313742.94 FEET, FOR REFERENCE.

THENCE N 89°38'09" E, A DISTANCE OF 175.02 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.935 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE ORIGINAL NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT BEARS N 00°25'07" E, A DISTANCE OF 14.66 FEET (TIE);

THENCE S 00°25'07" W, A DISTANCE OF 233.64 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 0.935 ACRE TRACT;

THENCE S 89°53'47" W, A DISTANCE OF 174.21 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.935 ACRE TRACT;

THENCE N 00°13'13" E, A DISTANCE OF 232.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.935 ACRES OR 40,724 SQUARE FEET OF LAND, MORE OR LESS.





February 18, 2022

Location: Black Oak Addition Lot 1-2, Block 1 Ranch Road, Joshua, TX

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

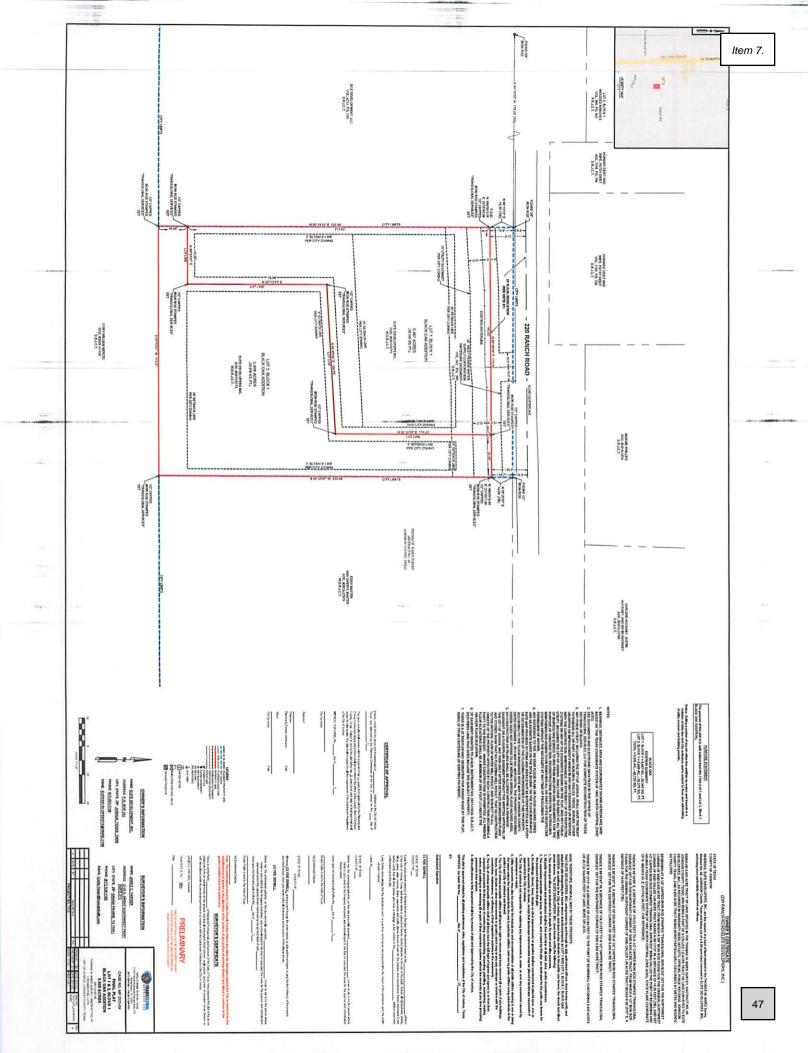
Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A preliminary plat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson Easement Analyst (817) 760-5204

Enclosure: Submitted Plat for Approval



PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT: 126-0040-00325

AD NUMBER: R000002365

GF NUMBER:

CERTIFICATE NO: 13181765

COLLECTING AGENCY

Johnson County P O BOX 75

REQUESTED BY

CLEBURNE TX 76033-0075

DATE: 3/25/2022

FEE: \$10.00

PROPERTY DESCRIPTION

ABST 40|TR 17|T W BAIRD|S# TXF L2A/BE341209394|L# TEX0318469/

70 ELECTED REAL

0000220 RANCH RD

ACRES

PROPERTY OWNER

ELITE DEVELOPERS INC

109 MURRAY ST

JOSHUA TX 760580000

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

| | CUF | RRENT VALUES | | |
|---|-----------------------|---|------------------|--|
| LAND MKT VALUE: AG LAND VALUE: APPRAISED VALUE: EXEMPTIONS: LAWSUITS: | 40,000 0 98,371 | IMPROVEMENT: DEFHOMESTEAD: LIMITED VALUE: | 58,371 0 0 | |

| YEAR | TAX UNIT | LEVY | PEN | INT | DEF INT | ATTY | AMOUNT DUE |
|------|----------------------|------|------|------|---------|----------|------------|
| 2021 | EMER SERV DISTRICT 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | FARM TO MARKET LTRD | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | HILL COLL-JOSHUA | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | Johnson County | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2021 | JOSHUA ISD | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2000 | | | | | -2021SU | IB TOTAL | \$0.00 |

TOTAL CERTIFIED TAX DUE 3/2022:

\$ 0.00

Virginia Hulbary

ISSUED TO:

ACCOUNTNUMBER:

126-0040-00325

CERTIFIED BY

JOHNSON COUNTY

There may be a cost and/or Fees that are unknown to the Johnson County Tax office



OWNER'S CERTIFICATE (220 RANCH ROAD-ELITE DEVELOPERS, INC.)

WHEREAS, ELITE DEVELOPERS, INC. are the owners of a tract of land situated in the THOMAS W. BAIRD Survey, Abstract No. 40, JOHNSON County, Texas and being out of a 0.99 acre tract conveyed to ELITE DEVELOPERS, INC.,

BEING AN 0.935 ACRE TRACT OF LAND SITUATED IN THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO ELITE DEVELOPERS, INC., AS RECORDED IN WARRANTY DEED 2017-5773, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. SAID 0.935 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID 0.935 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR THE ORIGINAL NORTHWEST CORNER OF SAID CALLED 1 00 ACRE TRACT BEARS N 00°13'13" W. A DISTANCE OF 16 35 FEET (TIE). SAID SET 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" BEING CALLED THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE

THENCE N 89°38'09" E, A DISTANCE OF 175.02 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.935 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE ORIGINAL NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT BEARS N 00°25'07" E, A

THENCE S 00°25'07" W, A DISTANCE OF 233.64 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL

THENCE S 89°53'47" W, A DISTANCE OF 174.21 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.935 ACRE TRACT;

THENCE N 00°13'13" E, A DISTANCE OF 232.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.935 ACRES

OR 40,724 SQUARE FEET OF LAND, MORE OR LESS.

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

- THAT ELITE DEVELOPERS, INC. acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as LOT 1 AND LOT 2, BLOCK 1, BLACK OAK ADDITION, an addition to the City of Joshua, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The ELITE DEVELOPERS, INC. does herein certify the following: 1. The streets and alleys are dedicated in fee simple for street and alley purposes.
- 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. 3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for
- 4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if
- approved by the City of Joshua. 5. The City of Joshua is not responsible for replacing any improvements in, under, or over any easements caused by
- 6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Joshua's use thereof.
- 7. The City of Joshua and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements. 8. The City of Joshua and public utilities shall at all times have the full right of ingress and egress to or from their
- respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring
- This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Joshua, Texas.

| | |
|------------------|------|
| orized Signature | |

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the to the City of Joshua, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the addition have been

I (we) further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the pul

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 executed the same for the purpose and consideration

Notary Public in and for the State of Texas

Whereas (CLYDE SEWELL), acting by and through the under signed, its duly authorized agent, is (are) the lien holder(s) of the property described hereon, does (do) hereby ratify all dedications and provisions of this plat as shown.

_, known to me to be the person whose

expressed and in the capacity therein stated and as the act and deed of said ___ Given upon my hand and seal of office this ____ day of _____, 2___

Note: The undersigned owner(s) (Cylde Sewell) hereby Waive any claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision. SURVEYOR'S CERTIFICATE

This is to certify that I, JAMES CURTIS YARGER, 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.

CITY, STATE, ZIP: GRAND PRAIRIE, TX 75051

BLACK OAK ADDITION 0.935 ACRES SITUATED IN

TRANSGLOBAL SERVICES LLC

TBPELS FIRM# 10193740 / 19148 2129 S Great Southwest Parkway Suite 313

Grand Prairie, TX 75051 (817) 529-1180 ~ Fax (817) 529-1181

FINAL PLAT

LOT 1 & 2, BLOCK 1

THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40 2 RESIDENTIAL LOTS CITY OF JOSHUA, JOHNSON COUNTY, TEXAS