



**AGENDA  
PLANNING & ZONING COMMISSION  
JOSHUA CITY HALL - COUNCIL CHAMBERS  
MAY 10, 2022  
6:30 PM**

The Planning & Zoning Commission will hold a meeting on May 10, 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/88058444675?pwd=SXhTUjZlZy9JNWJZNEwxdFRscWMvQT09>

Meeting ID: 880 5844 4675 Passcode: 304832 or dial 13462487799

**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](http://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. Public hearing on a request for a zoning change regarding approximately 60.19 acre of land in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, Texas, located at 1280 Stadium Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a residential subdivision.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

- [2.](#) Discuss, consider, and possible action on a request for a rezone regarding approximately 60.19 acre of land in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, Texas, located at 1280 Stadium Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a residential subdivision.
- [3.](#) Discuss, consider, and possible action on approving a replat regarding a 3.790 acre of land known as Lots 3R and 5R, Briaroaks Estates, in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas located at 604 and 607 Briarwood Trail for the subdivision of property and construction of a residential home.

#### **D. ADJOURN**

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioner may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

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 6th day of May 2022, by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary



**Planning & Zoning Agenda  
May 10, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Public hearing on a request for a zoning change regarding approximately 60.19 acre of land in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, Texas, located at 1280 Stadium Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a residential subdivision.

- 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 was originally zoned as the Agricultural District.

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

**ANALYSIS:** The proposed development of this property is to allow for the property to be subdivided for the construction of a residential subdivision containing a minimum of 10,000 square feet lots and follow all of the (R1) Single Family Residential District regulations.

**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.

**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

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

**Attachments:**

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

# City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting provide all information required to process your request.

Item 1.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment     | <input checked="" type="checkbox"/> Zoning Change          |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Subdivision Variance              |
| <input type="checkbox"/> Preliminary Plat        | <input type="checkbox"/> Final Plat                       | <input type="checkbox"/> Amending Plat                     |
| <input type="checkbox"/> Replat                  | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat              | <input type="checkbox"/> Other _____                      |  |

## PROJECT INFORMATION

Project Name: Owl's Roost Subdivision

Project Address (Location): 1075 Stadium Dr

Existing Zoning: A-1 Proposed Zoning: R-1

Existing Use: Agriculture Proposed Use: Single Family Homes

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 60.14

**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: Hulsey Engineering Company: \_\_\_\_\_

Address: Po Box 477 Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: Lillian State: TX ZIP: 76061 Email: Zach@HulseyEngineering.com

Property Owner: Robert Smith Company: RES No 1 Trust

Address: 935 Pollard St Tel: (214)236-5700 Fax: \_\_\_\_\_

City: Dallas State: TX ZIP: 75208 Email: Resmith1@airmail.net

Key Contact: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Email: \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

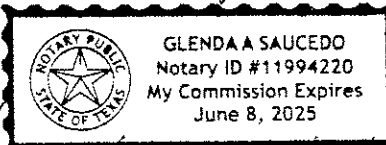
SIGNATURE: [Signature]  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Robert E. Smith

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 15<sup>th</sup> day of April 2022

Glenda A. Saucedo  
Notary Public



Signature: [Signature] Date: 4/15/22

## For Departmental Use Only

Case No.: PZ22-00299-01

Project Manager: \_\_\_\_\_

Total Fee(s): 2500 DEPOSIT + 500

Check No.: 81603

Date Submitted: 4-18-2022

Accepted By: C. Austin

Date of Complete Application: \_\_\_\_\_

# **HULSEY ENGINEERING**

Mechanical / Electrical / Civil

PO Box 477, 300 Thomas Lane  
Lillian, Texas 76061  
Ph. (817) 790-7740  
Email: [clint@hulseyengineering.com](mailto:clint@hulseyengineering.com)  
Website: [www.hulseyengineering.com](http://www.hulseyengineering.com) Firm #: F-1255

Item 1.

Note: this text was extracted from the property boundary legal description from the Sealed survey dated December 14, 2021 from Forrest c. Nance

## PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 60.19 ACRE TRACT DESCRIBED IN DEED TO RES NO. 1 TRUST, AS RECORDED IN VOLUME 3806, PAGE 554 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN STADIUM DRIVE AT THE NORTHERNMOST NORTHWEST CORNER OF SAID 60.19 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 5.5 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1214, PAGE 312, D.R.J.C.T.;  
THENCE NORTH 89°40'20" EAST, WITH THE NORTH LINE OF SAID 60.19 ACRE TRACT, A DISTANCE OF 450.10 FEET TO A POINT IN SAID STADIUM DRIVE AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 60.19 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 38.757 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1367, PAGE 321, D.R.J.C.T.;  
THENCE SOUTH 02°13'00" WEST, WITH AN EAST LINE OF SAID 60.19 ACRE TRACT AND THE WEST LINE OF SAID 38.757 ACRE TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT A DISTANCE OF 22.75 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,086.52 FEET TO A 3" METAL FENCE POST FOUND AT AN ELL CORNER OF SAID 60.19 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 38.757 ACRE TRACT; THENCE NORTH 89°06'29" EAST, WITH A NORTH LINE OF SAID 60.19 ACRE TRACT AND THE SOUTH LINE OF SAID 38.757 ACRE TRACT, A DISTANCE OF 853.05 FEET TO A 1/2" IRON ROD FOUND AT THE EASTERNMOST NORTHEAST CORNER OF SAID 60.19 ACRE TRACT AND AT THE SOUTHEAST CORNER OF SAID 38.757 ACRE TRACT, ALSO BEING ON THE WEST LINE OF A CALLED 132.547 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 3393, PAGE 369, D.R.J.C.T.;  
THENCE SOUTH 01°31'00" EAST, WITH THE EASTERNMOST EAST LINE OF SAID 60.19 ACRE TRACT AND SAID WEST LINE OF 132.547 ACRE TRACT, A DISTANCE OF 752.74 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 60.19 ACRE TRACT AND AT AN ANGLE POINT ON SAID WEST LINE OF 132.547 ACRE TRACT, ALSO BEING AT THE NORTHEAST CORNER OF A CALLED 12.5 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 476, PAGE 55, D.R.J.C.T. FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 89°16'46" EAST, A DISTANCE OF 15.43 FEET;

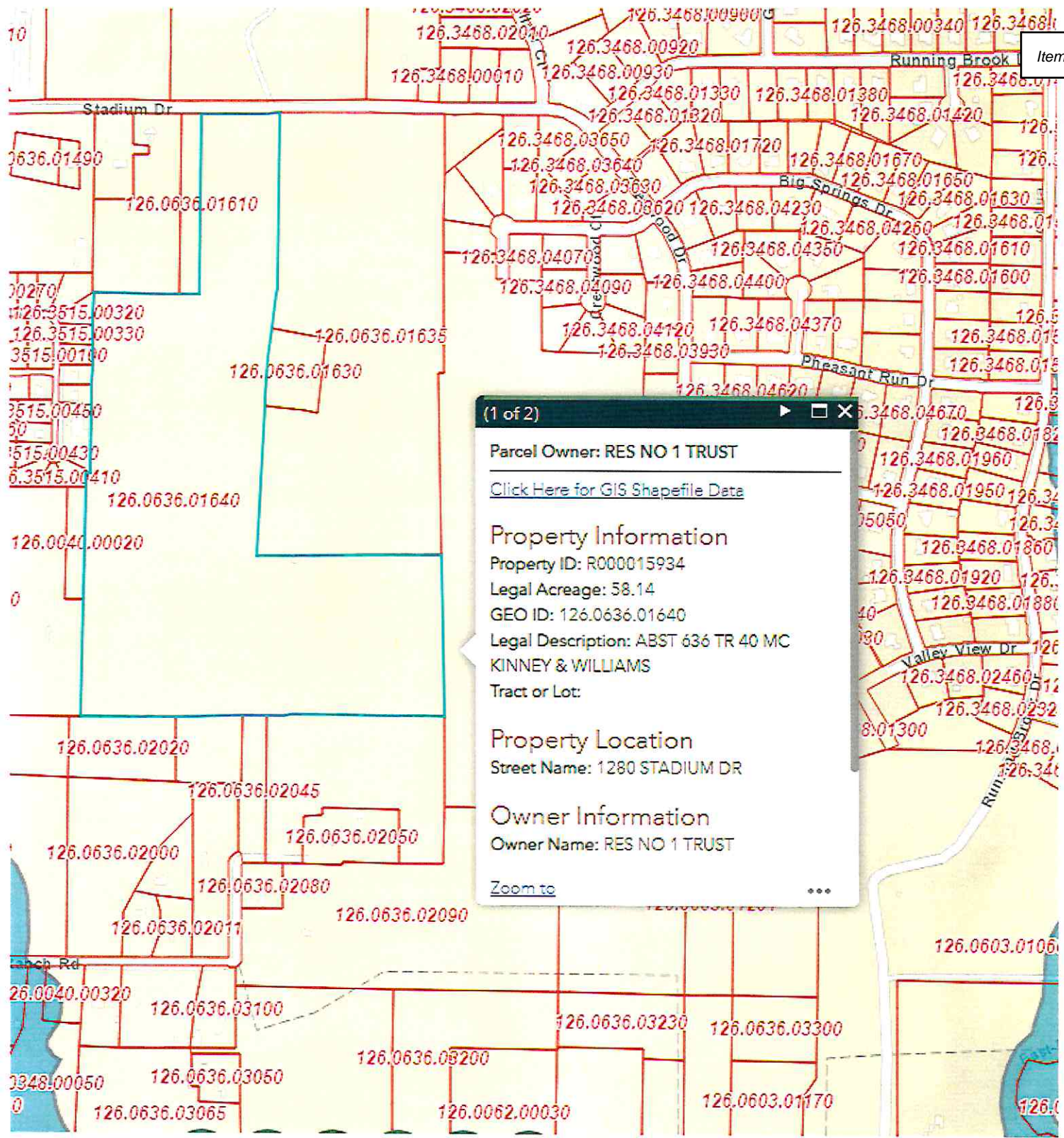
THENCE SOUTH 89°04'05" WEST, WITH THE SOUTH LINE OF SAID 60.19 ACRE TRACT AND THE NORTH LINE OF SAID 12.5 ACRE TRACT, TO AND WITH THE NORTH LINE OF A CALLED 2.113 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 201100028348 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), TO AND WITH THE NORTH LINE OF A CALLED 2-1/8 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2018-29834, O.P.R.J.C.T., TO AND WITH THE NORTH LINE OF A CALLED 25.761 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 2485, PAGE 199, D.R.J.C.T., A DISTANCE OF 1,682.62 FEET TO A 27" OAK TREE (DEAD) FOUND AT THE SOUTHWEST CORNER OF SAID 60.19 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 35.283 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2019-34152, O.P.R.J.C.T.; THENCE NORTH 0°27'00" EAST, WITH THE WESTERNMOST WEST LINE OF SAID 60.19 ACRE TRACT AND THE EAST LINE OF SAID 35.283 ACRE TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED "FORT WORTH SURVEYING" FOUND AT THE SOUTHEAST CORNER OF A CALLED 1.000 ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2016-25556, O.P.R.J.C.T., AT A DISTANCE OF 547.05 FEET, CONTINUING WITH THE EAST LINE OF SAID 1.000 ACRE TRACT, A TOTAL DISTANCE OF 1,065.20 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT ON SAID WESTERNMOST WEST LINE OF 60.19 ACRE TRACT AND AT THE NORTHEAST CORNER OF SAID 1.000 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 20, BLOCK 2 OF ORCHARD GROVE ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 78 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.); THENCE WITH SAID WESTERNMOST WEST LINE OF 60.19 ACRE TRACT AND EAST LINE OF SAID BLOCK 2 THE FOLLOWING; NORTH 3°23'12" EAST, A DISTANCE OF 68.64 FEET TO A 5/8" IRON ROD FOUND; SOUTH 89°19'29" EAST, A DISTANCE OF 15.48 FEET TO A 8" WOOD FENCE POST FOUND; THENCE NORTH 0°56'04" EAST, CONTINUING WITH SAID WESTERNMOST WEST LINE OF 60.19 ACRE TRACT AND SAID EAST LINE OF BLOCK 2, TO AND WITH THE EAST LINE OF LOT 17-R, BLOCK 2 OF ORCHARD GROVE ESTATES, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 16, P.R.J.C.T., TO AND WITH SAID BLOCK 2, A DISTANCE OF 844.16 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST NORTHWEST CORNER OF SAID 60.19 ACRE TRACT AND ON THE SOUTH LINE OF SAID 5.5 ACRE TRACT, ALSO AT THE NORTHEAST CORNER OF LOT 12 OF SAID BLOCK 2 FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 12 AND THE SOUTHEAST CORNER OF LOT 11 OF SAID BLOCK 2 BEARS NORTH 86°45'04" WEST, A DISTANCE OF 6.30 FEET; THENCE NORTH 89°37'55" EAST, WITH THE WESTERNMOST NORTH LINE OF SAID 60.19 ACRE TRACT AND SAID SOUTH LINE OF 5.5 ACRE TRACT, A DISTANCE OF 393.92 FEET TO A 3/8" IRON ROD FOUND AT AN ELL CORNER OF SAID 60.19 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 5.5 ACRE TRACT; THENCE NORTH 0°18'03" EAST, WITH THE NORTHERNMOST WEST LINE OF SAID 60.19 ACRE TRACT AND THE EAST

LINE OF SAID 5.5 ACRE TRACT, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 847.84 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 868.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 60.141 ACRES OF LAND.

EASEMENT NOTES:

1. EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 210, PAGE 589, D.R.J.C.T. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE THE SUBJECT PROPERTY.
2. EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 272, PAGE 319, D.R.J.C.T. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE THE SUBJECT PROPERTY.
3. EASEMENT TO JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOLUME 1930, PAGE 270, D.R.J.C.T. SURVEYOR IS UNABLE TO ACCURATELY DEFINE THE LOCATION OF THE EASEMENT AS DESCRIBED. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE SUBJECT PROPERTY.
4. EASEMENT TO SOUTHWESTERN GAS PIPELINE INC. RECORDED IN VOLUME 3614, PAGE 11, D.R.J.C.T. SURVEYOR IS UNABLE TO ACCURATELY DEFINE THE LOCATION OF THE EASEMENT AS DESCRIBED. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE THE SUBJECT PROPERTY.





Item 1.

(1 of 2) [Close] [Maximize] [Fullscreen]

**Parcel Owner:** RES NO 1 TRUST

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[Click Here for GIS Shapefile Data](#)

**Property Information**

Property ID: R000015934  
Legal Acreage: 58.14  
GEO ID: 126.0636.01640  
Legal Description: ABST 636 TR 40 MC KINNEY & WILLIAMS  
Tract or Lot:

**Property Location**

Street Name: 1280 STADIUM DR

**Owner Information**

Owner Name: RES NO 1 TRUST

[Zoom to](#) ...

***HULSEY ENGINEERING***

Mechanical / Electrical / Civil

PO Box 477, 300 Thomas Lane  
Lillian, Texas 76061  
Ph. (817) 790-7740  
Email: [clint@hulseyengineering.com](mailto:clint@hulseyengineering.com)  
Website: [www.hulseyengineering.com](http://www.hulseyengineering.com) Firm #: F-1255

2021.04.18

Job #: 20 3925

Attn: Aaron Maldonado  
101 South Main Street  
Joshua, Texas 76058

**REF: Owl's Roost Subdivision**

To Mr. Maldonado,

I am writing today to request a zoning change regarding 1075 Stadium Dr which is a parcel of land consisting of 60.14 acers situated in the McKinney & Williams survey. Currently this parcel of land is zoned and used as agriculture production. We would request that the zoning for the parcel in question be changed for use as single family residential, R-1.

The reason for this change would be to create a new subdivision under the name "Owl's roost". This new subdivision, upon completion, would consist of 145 new brick homes. Each lot would be between 10,000 and 13,000 square foot on typically. These one and two story homes would be expected to be priced between 450 and 500K.

This subdivision would include approximately 2,000 foot of the linear park that is a part of the Joshua city parks plan. Portions of the linear park will be over 100 foot wide and would be a welcomed addition to the area.

Sincerely, Clint Hulsey, P.E.

## 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 (A) Agricultural District to the (R1) Single Family Residential District, on approximately 60.19 acre tract of land in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, Texas, located at 1280 Stadium Dr. The purpose of this request is to allow for the construction of a residential subdivision.

The Planning and Zoning Commission will conduct its public hearing on May 10, 2022, at 6:30 PM, and the City Council will conduct its public hearing and consideration on May 19, 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  
May 10, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on a request for a rezone regarding approximately 60.19 acre of land in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, Texas, located at 1280 Stadium Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a residential subdivision.

**Background Information:**

**HISTORY:** The vacant property has never been platted and was originally zoned as the Agricultural District.

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

**ANALYSIS:** The proposed development of this property is to allow for the property to be subdivided for the construction of a residential subdivision containing a minimum of 10,000 square feet lots and follow all of the (R1) Single Family Residential District regulations.

**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.

**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

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





**Planning & Zoning Agenda  
May 10, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a replat regarding a 3.790 acre of land known as Lots 3R and 5R, Briaroaks Estates, in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas located at 604 and 607 Briarwood Trail for the subdivision of property and construction of a residential home.

**Background Information:**

**HISTORY:** The property was originally platted as two separate lots but the property owner of 604 Briarwood Trail has a pond that they would like to keep on their property.

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

**ANALYSIS:** The proposed development of this property is to allow for the property to be subdivided 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 have already been dedicated.

**RECOMMENDATION:** This plat appears to meet the minimum requirements for a replat 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

Staff recommends approval of the replat.



**Attachments:**

1. Replat Application
2. Legal Description
3. Map
4. JCSUD Approval Letter
5. Replat of Briaroaks Estates
6. Tax Certificates

*Item 3.*

# 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.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Zoning Change                     |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Subdivision Variance              |
| <input type="checkbox"/> Preliminary Plat        | <input type="checkbox"/> Final Plat                       | <input type="checkbox"/> Amending Plat                     |
| <input checked="" type="checkbox"/> Replat       | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat              | <input type="checkbox"/> Other _____                      |  |

## PROJECT INFORMATION

Project Name: Replat of Lot 3R and 5R, Briar Oaks Estates  
 Project Address (Location): 604 + 607 Briarwood Trail, Joshua TX 76058  
 Existing Zoning: R1 - Single Family Res. Proposed Zoning: N/A  
 Existing Use: Vacant Proposed Use: Residential  
 Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 3.790

**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: Matt Powell Company: DFW Geodesy Inc.  
 Address: P.O. BOX 2527 Tel: 817-447-4122 Fax: \_\_\_\_\_  
 City: Burleson State: TX ZIP: 76097 Email: mpowell@dfwgeodesy.com  
 Property Owner: Melodie M. + Justin F. Davis Company: \_\_\_\_\_  
 Address: 720 NW Barbara Ln. Tel: 817-874-0176 Fax: \_\_\_\_\_  
 City: Burleson State: TX ZIP: 76028 Email: \_\_\_\_\_  
 Key Contact: Matt Powell Company: \_\_\_\_\_  
 Address: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Email: \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Matt Powell  
(Letter of authorization required if signature is other than property owner)

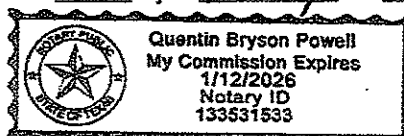
Print or Type Name: MATT POWELL

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 16 day of February, 2022

Notary Public

Signature Quentin Powell



Date: 2/16/22

**For Departmental Use Only**

Case No.: RP-2022-01

Project Manager: \_\_\_\_\_

Total Fee(s): 510.00 2,500.00 Dep

Check No.: 1103

Date Submitted: 3-17-22

Accepted By: [Signature]

Date of Complete Application: \_\_\_\_\_

**PAID**



## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 3 AND LOT 5, BRIAROAKS ESTATES, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 489, PAGE 645, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BRIARWOOD TRAIL (60' R-O-W) AT THE SOUTHWEST CORNER OF SAID LOT 5 AND AT THE SOUTHEAST CORNER OF LOT 7, OF SAID BRIAROAKS ESTATES;

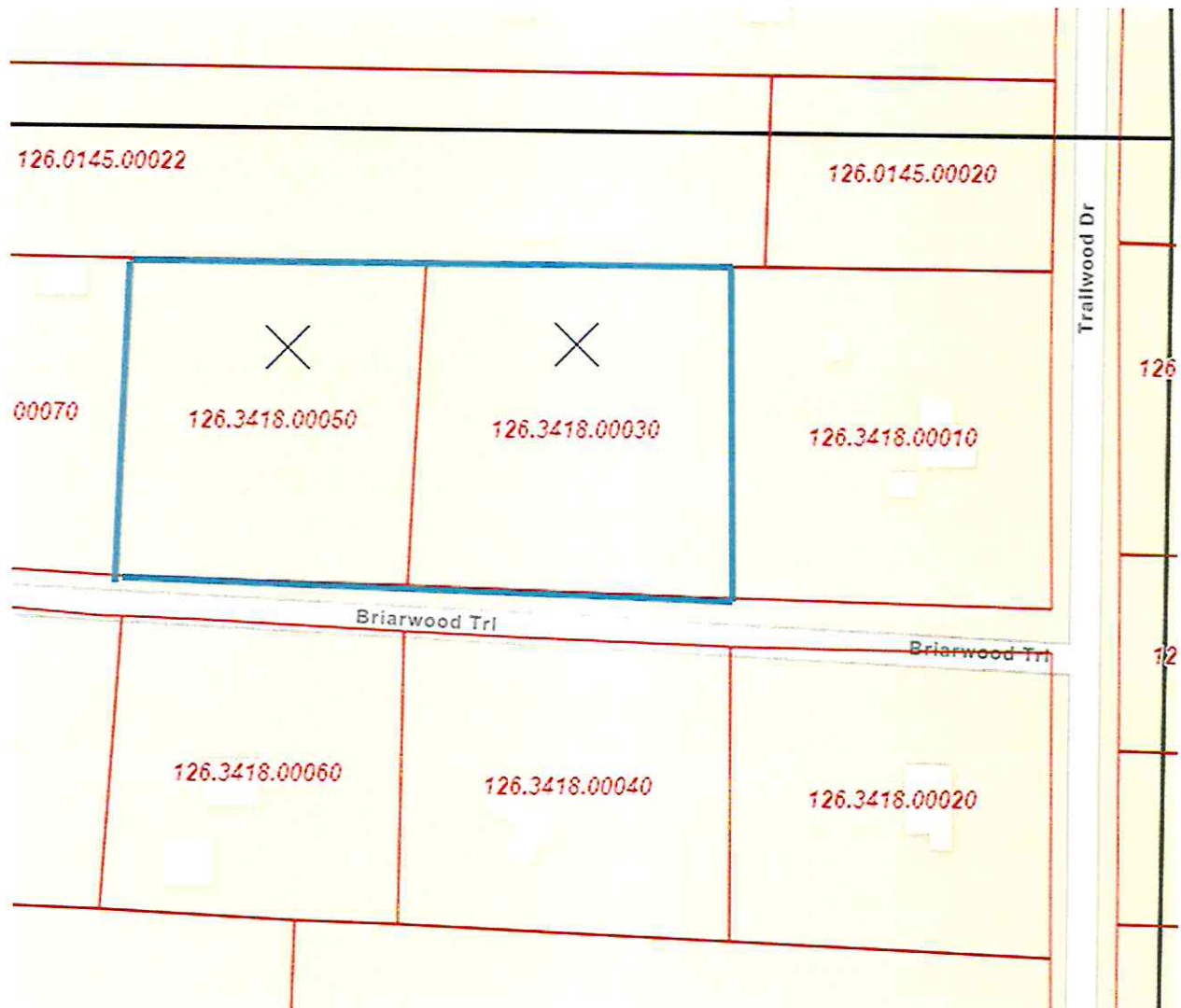
THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°40'41" E ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 288.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BLUESTAR SURV" AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE S 89°59'32" E ALONG THE NORTH LINE OF SAID LOTS 5 AND 3, A DISTANCE OF 539.87 FEET TO A 1/2" METAL PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE S 00°46'15" E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 313.92 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BLUESTAR SURV" IN SAID NORTH RIGHT-OF-WAY LINE AT THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE N 87°18'15" W ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOTS 3 AND 5, A DISTANCE OF 558.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.790 ACRES OF LAND, MORE OR LESS.

604 & 607 Briarwood Trail





March 31, 2022

Location: Briaroaks Estates  
Lot 3R & 5R  
Briarwood Trail, 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.

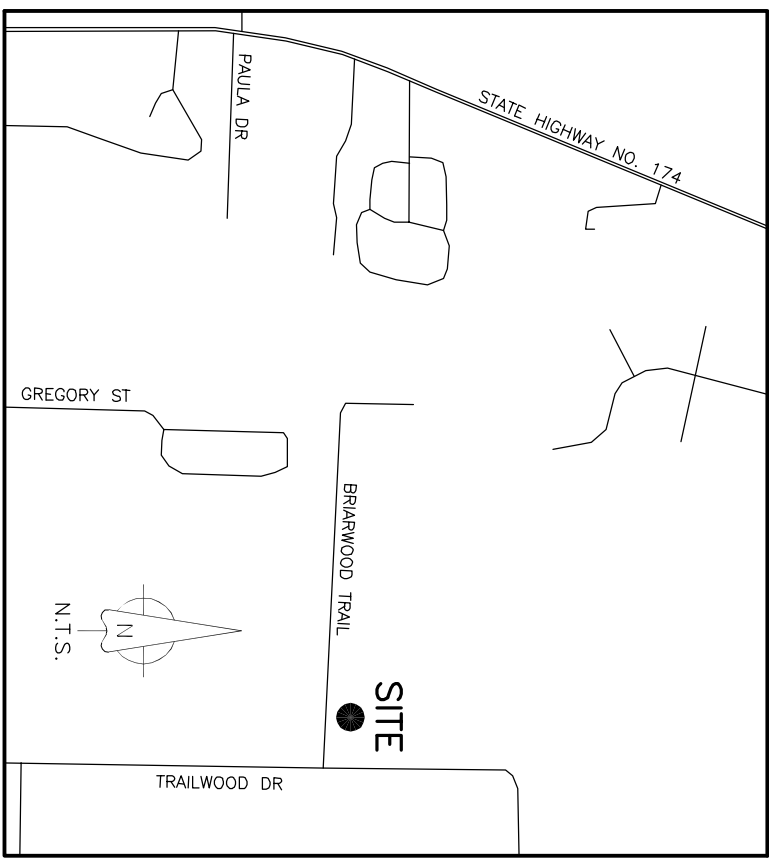
Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A re-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



LEGEND
● 1/2" IRON ROD SET W/CAP "PINS 5/16" UNLESS OTHERWISE NOTED.
..... LOT LINE TO BE REMOVED

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN PLANNING & ZONING COMMISSION

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

EASEMENT NOTES:

1. JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT RECORDED IN INSTRUMENT NO. 2021-43876, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PORTABLE FROM RECORD.

NOTES:

1. SETTING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
2. THE ZONING DISTRICT DESIGNATION OF SUBJECT PROPERTY IS IN "R-1"
3. THE PROPOSED LOTS ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:

FRONT SETBACK: 25 FEET  
SIDE SETBACKS: 5 FEET  
REAR SETBACK: 20 FEET

4. ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE 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 PUBLIC UTILITY RIGHT-OF-WAY. ANY SUCH REMOVAL SHALL BE AT THE EXPENSE OF THE CITY OF JOSHUA. SAID HAVE THE RIGHT TO ALL UTILITIES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND REPAIRING OF SUCH SYSTEMS. THE CITY OF JOSHUA SHALL NOT BE RESPONSIBLE FOR THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

5. THE DEVELOPER OFFERS A WAIVER OF CLAIMS FOR DAMAGES AGAINST THE CITY OF JOSHUA AND THE CITY OF JOSHUA OFFERS A WAIVER OF CLAIMS FOR DAMAGES ESTABLISHED IN THE SUBDIVISION.

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF BRIAROAKS ESTATES, LOT 7, BEING A REPLAT OF THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, WAS APPROVED BY THE JOHNSON COUNTY COMMISSION OF THE CITY OF JOSHUA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

LOT 7  
BRIAROAKS ESTATES  
VOL. 489, PG. 645  
D.R.I.C.T.  
JASON C. MURPHY  
AND JUDITH G. MURPHY  
INST. NO. 2020-20019  
D.R.I.C.T.

THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF RECORDING. IF THE CITY OF JOSHUA DOES NOT APPROVE THIS PLAT, IT SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS. FAILURE TO RECORD THIS PLAT WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL SHALL RENDER THE PLAT INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY SECRETARY \_\_\_\_\_

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180I DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

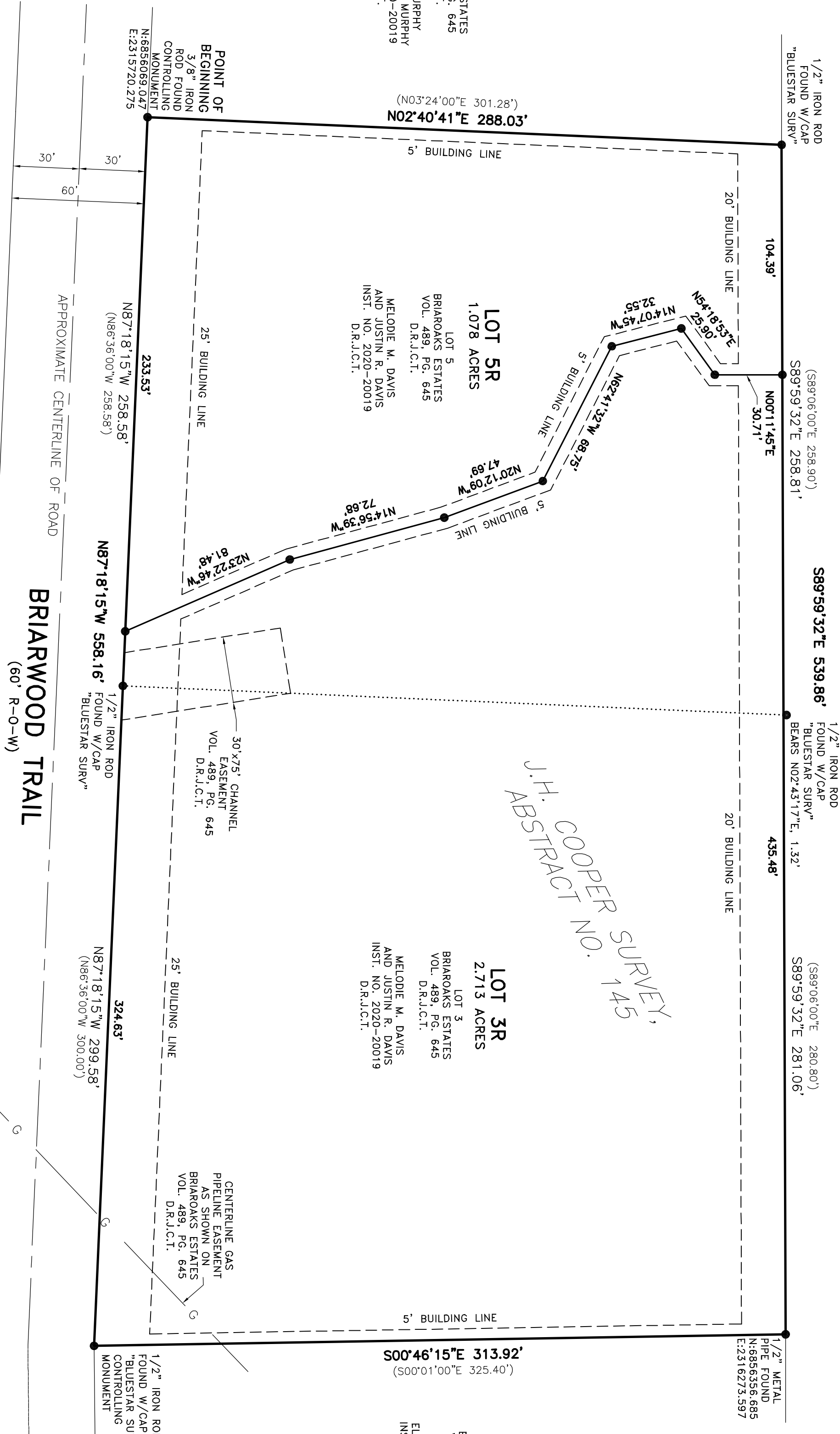
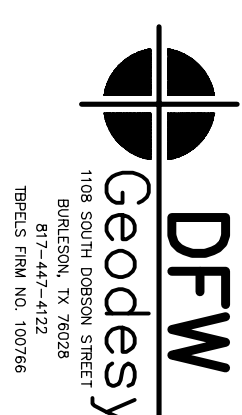
UTILITIES SERVICING SITE:

WATER: J.C.S.U.D.  
ELECTRIC: UDS  
SEWER: J.C. ESD #1  
SEWER: ONSITE SEPTIC

OWNERS:

MELUODE M. DAVIS  
& JUSTIN R. DAVIS  
770 NW BARBARA LANE  
Jude@jrd1.com  
817-874-0176

SURVEYOR:



APPROVED BLOCK:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF BRIAROAKS ESTATES, LOT 7, BEING A REPLAT OF THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE JOHNSON COUNTY RECORDS, WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL. THIS ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY SECRETARY \_\_\_\_\_

PLAT FILED \_\_\_\_\_, 2022.

JOHNSON COUNTY PLAT RECORDING

INSTRUMENT # \_\_\_\_\_ YEAR \_\_\_\_\_

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

BECKY WEY, JOHNSON COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, MATT POWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PERSONALLY EXAMINED THE ABOVE AND FOREGOING SURVEY, 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.

MATT POWELL

REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS  
DATED: 04/21/22

STATE OF TEXAS  
COUNTY OF JOHNSON

A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, BEING LOTS 3R, 5R, 6R, 7R, 8R, 9R, 10R, 11R, 12R, 13R, 14R, 15R, 16R, 17R, 18R, 19R, 20R, 21R, 22R, 23R, 24R, 25R, 26R, 27R, 28R, 29R, 30R, 31R, 32R, 33R, 34R, 35R, 36R, 37R, 38R, 39R, 40R, 41R, 42R, 43R, 44R, 45R, 46R, 47R, 48R, 49R, 50R, 51R, 52R, 53R, 54R, 55R, 56R, 57R, 58R, 59R, 60R, 61R, 62R, 63R, 64R, 65R, 66R, 67R, 68R, 69R, 70R, 71R, 72R, 73R, 74R, 75R, 76R, 77R, 78R, 79R, 80R, 81R, 82R, 83R, 84R, 85R, 86R, 87R, 88R, 89R, 90R, 91R, 92R, 93R, 94R, 95R, 96R, 97R, 98R, 99R, 100R, 101R, 102R, 103R, 104R, 105R, 106R, 107R, 108R, 109R, 110R, 111R, 112R, 113R, 114R, 115R, 116R, 117R, 118R, 119R, 120R, 121R, 122R, 123R, 124R, 125R, 126R, 127R, 128R, 129R, 130R, 131R, 132R, 133R, 134R, 135R, 136R, 137R, 138R, 139R, 140R, 141R, 142R, 143R, 144R, 145R, 146R, 147R, 148R, 149R, 150R, 151R, 152R, 153R, 154R, 155R, 156R, 157R, 158R, 159R, 160R, 161R, 162R, 163R, 164R, 165R, 166R, 167R, 168R, 169R, 170R, 171R, 172R, 173R, 174R, 175R, 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1434R, 1435R, 1436R, 1437R, 1438R, 1439R, 1440R, 1441R, 1442R, 1443R, 1444R, 1445R, 1446R, 1447R, 1448R, 1449R, 1450R, 1451R, 1452R, 1453R, 1454R, 1455R, 1456R, 1457R, 1458R, 1459R, 1460R, 1461R, 1462R, 1463R, 1464R, 1465R, 1466R, 1467R, 1468R, 1469R, 1470R, 1471R, 1472R, 1473R, 1474R, 1475R, 1476R, 1477R, 1478R, 1479R, 1480R, 1

TAX CERTIFICATE FOR ACCOUNT: 126-3418-00030

PAGE 1 OF 1

AD NUMBER: R000048800

DATE: 2/22/2022

GF NUMBER:

FEE: \$10.00

CERTIFICATE NO: 13106369

PROPERTY DESCRIPTIONCOLLECTING AGENCY

LOT 3|BRIAR OAKS ESTATES

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0000604 BRIARWOOD TRL

2.13 ACRES

REQUESTED BYPROPERTY OWNER

DAVIS MELODIE ETVIR JUSTIN

DAVIS MELODIE ETVIR JUSTIN

720 NW BARBARA LN

BURLESON TX 760280000

720 NW BARBARA LN

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:	80,940			IMPROVEMENT:	0		
AG LAND VALUE:	0			DEF HOMESTEAD:	0		
APPRAISED VALUE:	80,940			LIMITED VALUE:	0		
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	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	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
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2022:

\$ 0.00

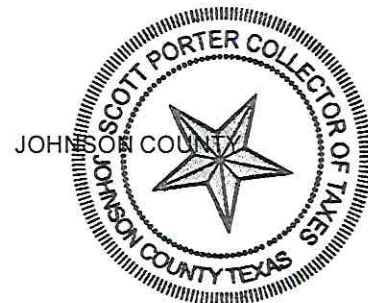
ISSUED TO:

DAVIS MELODIE ETVIR JUSTIN

ACCOUNT NUMBER:

126-3418-00030

CERTIFIED BY:

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



TAX CERTIFICATE FOR ACCOUNT : 126-3418-00050

AD NUMBER: R000048802

GF NUMBER:

CERTIFICATE NO: 13106371

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE: 2/22/2022

FEE: \$10.00

PROPERTY DESCRIPTION

LOT 5|BRIARROAKS ESTATES

0000607 BRIARWOOD TRL

1.82 ACRES

REQUESTED BY

DAVIS MELODIE ETVIR JUSTIN

720 NW BARBARA LN

BURLESON TX 760280000

PROPERTY OWNER

DAVIS MELODIE ETVIR JUSTIN

720 NW BARBARA LN

BURLESON TX 760280000

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CURRENT VALUES			
LAND MKT VALUE:	69,160	IMPROVEMENT:	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	69,160	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	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	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
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 2/2022 :

\$ 0.00

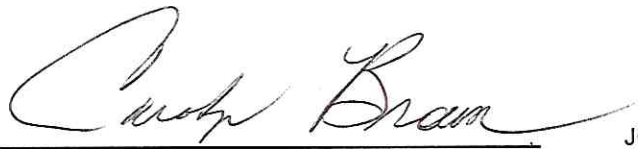
ISSUED TO :

DAVIS MELODIE ETVIR JUSTIN

ACCOUNT NUMBER:

126-3418-00050

CERTIFIED BY :



JOHNSON COUNTY



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Fees that are unknown to the  
Johnson County Tax office