

# AGENDA PLANNING & ZONING COMMISSION JOSHUA CITY HALL - COUNCIL CHAMBERS MARCH 03, 2025 6:30 PM

The Planning & Zoning Commission will hold a meeting 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/86564837170?pwd=sFub7R4funuSvhdbC1g9oAaMbc4hlB.1

Meeting ID: 86564837170 Passcode: 171146

#### 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 February 03, 2025, meeting minutes.
- 2. Public hearing on a request for a conditional use permit regarding approximately 4.28 acres of land in the C Chaney Survey, Abstract 175, TR 8, County of Johnson, Texas, located at 410 N. Broadway, allowing for the storage of Recreational Vehicle- more than one, in the (C2) General Commercial District.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 4.28 acres of land in the C Chaney Survey, Abstract 175, TR 8, County of Johnson, Texas, located at 410 N Broadway, allowing for the storage of Recreational Vehicle-more than one, in the (C2) General Commercial District.

4. Discuss, consider, and possible action on approving a Replat regarding 1.547 acres of land, Lots 1R, 2, 3, And 4, Block 1, H. G. Cason Survey, Abstract No. 156, County of Johnson, Texas, locally known as 131 Oak Hill Dr., to allow for a zero-lot-line single-family detached units on separate lots.

#### 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 551.071 for private consultation with the attorney for the City.

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 817/556-0603.

#### **CERTIFICATE:**

I hereby certify that the above agenda was posted on February 28, 2025, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



# MINUTES PLANNING & ZONING COMMISSION JOSHUA CITY HALL - COUNCIL CHAMBERS FEBRUARY 03, 2025 6:30 PM

The Planning & Zoning Commission will hold a meeting 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/81563289811?pwd=2J5tLuO8zxMKHPBdQ61LmnkBwadFp9.1

Meeting ID:815 6328 9811 Passcode: 265446

#### 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.

NA

#### C. REGULAR AGENDA

1. Discuss, consider, and possible action on the January 06, 2025, meeting minutes.

Motion made by Commissioner Allred Sr. to approve minutes as presented. Seconded by Commissioner Jenkins

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Frazier

 Discuss, consider, and possible action on approving a Final Plat regarding 52.051 acres of land known as Lots 1-21, Block 1, Lots 1-14, Block 2, Lots 1-5, Block 3, and Lots 1-5, Block 4, Joshua Meadows Addition, Phase 4, McKinney & Williams Survey, Abstract No. 636, and W.H. Miller Survey, Abstract No. 603, City of Joshua, Johnson County, Texas located at 1113 CR 705. (Staff Resource: A. Maldonado)

Development Services Director Maldonado stated the following:

This property was zoned to the Planned Development District for residential use in 2007. Much of this development has been constructed through phasing and Phase 4 is the final phase. The Planning &

Item 1.

Zoning Board approved the Preliminary Plat of Phase 4 on September 3, 2024. This property is zoned (PD) Planned Development. This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. There will be 43 Residential Lots, 1 open space lot, and 1 City Park.

Motion made by Commissioner Purdom to approve the final plat. Seconded by Commissioner Moore. Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Commissioner Frazier

#### D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:3	37 pm.
Approved: March 03, 2025	
	Brent Gibson, Chair
ATTEST:	
Alice Holloway, City Secretary	



P&Z Agenda March 3, 2025

#### **Minutes Resolution**

#### **Action Item**

#### **Agenda Description:**

Public hearing on a request for a conditional use permit regarding approximately 4.28 acres of land in the C Chaney Survey, Abstract 175, TR 8, County of Johnson, Texas, located at 410 N. Broadway, allowing for the storage of Recreational Vehicle-more than one, in the (C2) General Commercial District.

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

#### **Background Information:**

**CUP Request:** The applicant seeks approval to allow for the storage of multiple RVs on the subject property. The (C2) General Commercial District permits RV storage with a Conditional Use Permit, which allows the city to review and impose any necessary conditions to mitigate impacts on surrounding properties.

**ZONING:** This property is zoned (C-2) General Commercial District.

**ANALYSIS:** Supplemental Use Standards are as follows: The property shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts. All vehicles being stored for repair shall be screened from all public rights-of-way.

**Purpose of Conditional Use permit:** The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

#### **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

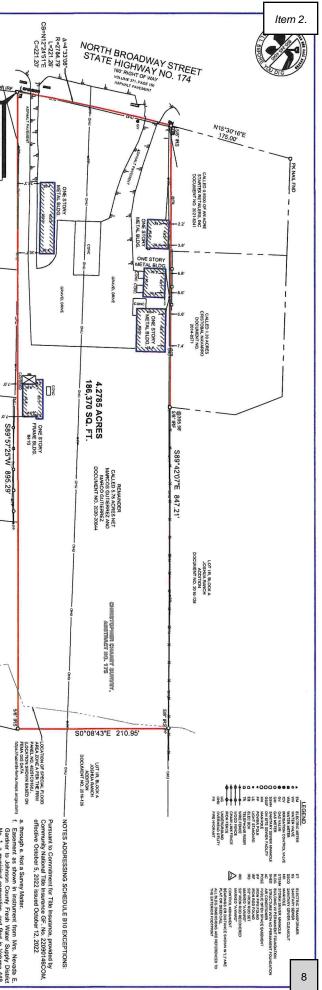
The proposed use complies with Section 5.2 Permitted Use Table of Joshua's Code of Ordinance. Staff recommends approval.

#### **Attachments:**

- 1) Conditional Use Permit Application
- 2) Land Title Survey/Site Plan
- 3) Vicinity Map
- 4) Public Notice
- 5) Permitted Use Table

CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 817.558,7447

	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 Change         □ Conditional Use Permit       □ Zoning Variance (ZBA)       □ Subdivision Variance         □ Preliminary Plat       □ Final Plat       □ Amending Plat         □ Replat       □ Planned Development Concept Plan       □ Planned Development Detailed Plan         □ Minor Plat       □ Other
	Project Name: 50551 5009C
F	Project Address (Location): 410 N. Broadway Joshya
()	Existing Zoning: Proposed Zoning:
	Existing Use: AV Storage & General Storage Proposed Use: PV Storage + General Storage
2007	Existing Comprehensive Plan Designation: Gross Acres: 4.28
di i Cirdo	<u>Application Requirements</u> : 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.
24, 2001.0	APPLICANT INFORMATION Applicant: Steve Maddy Company: Fossil Professional Invest
	Address: 352 W. Rudd St. Tel: 817 688-5950Fax:
1	City: Burleson state: 1x zIP: 76028 Email: Steve 2 Fors: 1 houser. com
5	Property Owner: Steuc Model on Company: Tossil Protections I Treventurer  Address: 5917 CR 605B Tel: 917 680-5951 Fax:
	City: Burkson State: UK ZIP: 76028 Email: Steve Ofosilhomes.com
	Key Contact: Lisa Jine   Company: Fascil Startic
	Address: 350. N. Rudd St. Tel: 8173576124ax:
	City: Burleson State: [ N ZIP: 76028 Email: Lisa & Foscilhomes Com
2000	SIGNATURE:  SIGNATURE:  For Departmental Use Only  Case No.:
4	Print or Type Name: Steven R Madduv  Known to me to be the person whose name is subscribed to the above lahld foregoing
	instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated 2000 (2006)
1	Notary Public  Given under my hand and seal of office on this ATE OF 13400. Solution of 1014  Accepted By:  Accepted By:
2	Signature Date: Muliparity Date: Muliparity Date: Muliparity Date: Muliparity Date: Date: Muliparity Date: M
	Date of Complete Application



portion of a called 5.78 acre tract of land described in the deed Cleburne, the county seat of Johnson County, Texas; embracing a PART of the CHRISTOPHER CHANEY SURVEY, Abstract No. 175, situated about 8.5 miles North 0.5° East of the courthouse in and bounds as follows: County, Texas and being more particularly described by metes Document No. 2020-20644, Official Public Records, Johnson Marco Gutierrez as recorded

DESCRIPTION

observations using the RTK cooperative network. Distances and Coordinates and Bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS

line of State Highway No. 174, a 160' wide right-of-way as described in the deed recorded in Volume 371, Page 150 of said Mary Clark as recorded in Volume 504, Page 21, Deed Records, certain tract of land described in the deed to Ernest Clark and BEGINNING at a 5/8" iron rod found for the southwest corner of deed records and being at the beginning of a curve to the right; Johnson County, Texas and being on the southeast right-of-way said 5.78 acre tract common to the northwest corner of that

radius of 2784.79 feet, through a central angle of 4°33'08" an arc distance of 221.26 feet, and having a long chord bearing and distance of North 12°24'51" East, a distance of 221.20 feet to a Document No. 2021-8241 of said official public records and being described in the deed to Startex Retailers, Inc as recorded in 5/8" capped iron rod set stamped "Award Surv RPLS 5606" for the northwest corner of said 5.78 acre tract common to the southwest corner of a called 0.6000 of an acre tract of land North 15°30'16" East, a distance of 175.00 feet; for the northwest corner of said Startex Retailers Tract said 5.78 acre tract and said southeast right-of-way line, having a THENCE along said curve to the right and the common line of

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS GBSERVATIONS USING THE RYK COOPERATIVE

GF. NO. 22090146COM
ADDRESS. 410 NORTH BROADWAY DRIVE, JOSHUA TX
BUYER: FOSSIL PROFESSIONAL INVESTMENTS
SELLER: MARCOS GUTIERRS AND MARCO GUTIERREZ

TITLE COMPANY: COMMUNITY NATIONAL TITLE

SURVEY ACCEPTED BY

continuing along the common line of said 5.78 acre tract and said Lot 1R in all a total distance of 847.21 feet to a  $5/8^{\circ}$  capped iron rod set stamped "Award Surv RPLS 5606" for the northeast plat thereof recorded in Document No. 2016-128, Plat Records, Johnson County, Texas at a distance of 395.98 feet and THENCE South 89°42'07" East, along the common line of said 5.78 acre tract and said Startex Retailers Tract, to and along the corner of said Lot 1R; corner of the herein described tract common to a re-entrant to the City of Joshua, Johnson County, Texas according to the corner of Lot 1R, Block A, JOSHUA RANCH ADDITION, an addition southeast corner of said 1.39 acre tract common to a southwest said official public records, passing a 5/8" iron rod found for the south line of a called 1.39 acre tract as described in the deed to Cristobal Navarro as recorded in Document No. 2014-8571 of

over and across said 5.78 acre tract, a distance of 210.95 feet to a  $5/8^{\prime\prime}$  capped iron rod set stamped "Award Surv RPLS 5606" for Custom Homes, LLC as recorded in Document No. 2020-38664 of south line of said 5.78 acre tract common to the north line of a exterior angle point in said Lot 1R westerly line and being on the the southeast corner of the herein described tract common to an said official public records; called 1.594 acre tract of land described in the deed to Maddux THENCE South 0°08'43" East, along a west line of said Lot 1R and

records, and also to and along the north line of the aforementioned Clark Tract, a distance of 895.29 feet to the POINT OF BEGINNING and containing 4.2785 acres or 186,370 Maria L. Rios as recorded in Volume 3428, Page 980 of said deed records, and to and along the north line of a called 1.00 acre 5.78 acre tract and said 1.594 acre tract, to and along the north line of a called 1.0 acre tract of land described in the deed to Ann Duke as recorded in Volume 741, Page 744 of said deed tract of land described in the deed to Roy W. Duke and Barbara THENCE South 89°57'25" West, along the common line of said

Essement as shown in instument from Mrs. Nevada E. Gardner to Johnson County Fresh Water Supply District No. 1, a municipal corporation, and filed in Volume 449, Page 135, Real Property Records of Johnson County, Toxas may affect the subject property. Essement document document document an adequate description to

- appropriately locate the easement.

  appropriately locate the easement appropriately locate the easement as shown in instrument from John J. Childens et us. Maldred W. Childens to Texas Bower & Light Company, dated July 31, 1964 and filed in Volume 474, Page 205, Real Property Records of Johnson County, Texas may affect the subject property. Easement document doesn't affect the subject property. Easement document doesn't affect the subject property. Easement document doesn't affect the subject property is a second to appropriately locate the
- Easement as shown in instrument from Libbeth Lopez and Narciso Lopez to Johnson County Special Utility District, dated January 5, 2017 and filed in Clerk's File No. 2017-3307, Real Property Records of Johnson County, Texas is a 20 wide banket hype assement to be contend on the line(s) as installed and does affect the subject property.

  Easement as shown in instrument from Marcos Gutierrez
- to Johnson County Special Utility District, dated Novem 12, 2020 and filed in Clerk's File No. 2020-37083, R Property Records of Johnson County, Texas is a 20' w blanket type easement to be centered on the line(s) planket type easement to be centered on installed and does affect the subject property

This survey substantially compiles with the current Texas Society of Professional Surveyors Standard and Specifications for a Category 1A, Condition II Survey. Surveyed on the groun@clober 19, 2022.

Registered Professional Land Surveyor, No. 5806
All rights reserved 
All rights reserved 
Embossed, this is an unauthoriz 
and should be po contain altern 
to contain altern 
to contain altern ames Paul Ward
egistered Professional Land Su A-Ward Surveying

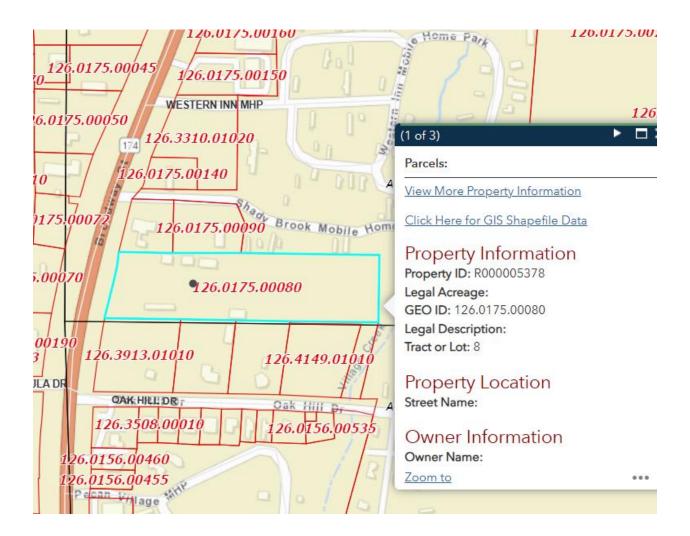


PART of the CHRISTOPHER CHANEY SURVEY Abstract No. 175, situated about 8.5 miles North 0.5' the county seat of

MARD SURVEYING COMPANY

RAPHIC SCALE SCALE IN FEET 1" = 60"
-WARD PROJECT NO: 2022-2004 NORTH BROADWAY

GRAPHIC SCALE



### NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the City of Joshua will hold a public hearing on **March 3, 2025**, to consider making a recommendation to the **March 20, 2025**, City Council Meeting regarding a request for a Conditional Use Permit for a tract of land, Abstract 175, TR 8, C Chaney Survey, County of Johnson, Texas and being approximately 4.28 acres of land and locally known as 410 N. Broadway, allowing for the storage of Recreational Vehicle- more than one, in the (C2) General Commercial District.

The public hearing will start at 6:30 p.m. in the City Council Chambers located at 101 S. Main, Joshua, Texas. Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. (This in no way prohibits you from attending and participating in the public hearing.) You may mail it to the address below or drop it off in person:

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

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. If the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. *These forms are used to calculate the percentage of landowner opposition.*Please circle one:

In favor of request Reasons for Opposition:	Neutral to request	Opposed to request
Signature:		
Printed Name:		
Mailing Address:		
City, State Zip:		
Telephone Number:		
Physical Address of Property within	200 feet:	
Individuals may attend the Joshu person.	a Planning & Zoning and C	City Council meeting in

	11, 12, 22	l space: 1,000 sf	Р	C						Truck/bus parking, storage, leasing
	22	See Article 7	P	P	C					Transit or passenger terminal
		l space: 500 sf	С	C					С	Transfer station (refuse/pick-up)
	32	1 space: 1,000 sf	P	C				-1		Tire sales (with outside storage and display not on ROW)
	32	I space: 1,000 sf	ď	P	O					Tire sales (indoors w/only outside storage or display w/in 5 ft. of building and/or one rack of display not on row, less than 36 sq. ft. of area)
		l space: 1.5 automobiles in service	P	P	C					Taxi/limousine service
	11,12	1:200 sf	ъ	P	P					State vehicle inspection
		1 space: 1,000 sf	P	С						Railroad yards - round house or shop
_		Not Applicable	P	C						Railroad team tracks, unloading docks, storage tracks, and spurs
	11,12	Not Applicable	O	C						Recreational vehicle (rv) storage - no more than one, not occupied connected to water or electricity and not placed in a front setback
	11,12	Not Applicable	C	(c)					on year	Recreational vehicle (rv) storage - more than one, not occupied and/or not connected to water or electricity and not placed in a front setback
Simular 11	Supplement	1 space: 1,000 sf	P 4	· R	R					Rem 2.
			•		ā					



P&Z Agenda March 3, 2025

#### **Minutes Resolution**

#### **Action Item**

#### **Agenda Description:**

Discuss, consider, and possible action on approving a conditional use permit regarding approximately 4.28 acres of land in the C Chaney Survey, Abstract 175, TR 8, County of Johnson, Texas, located at 410 N Broadway, allowing for the storage of Recreational Vehicle-more than one, in the (C2) General Commercial District.

#### **Background Information:**

**CUP Request:** The applicant seeks approval to allow for the storage of multiple RVs on the subject property. The (C2) General Commercial District permits RV storage with a Conditional Use Permit, which allows the city to review and impose any necessary conditions to mitigate impacts on surrounding properties.

**ZONING:** This property is zoned (C-2) General Commercial District.

**ANALYSIS:** Supplemental Use Standards are as follows: The property shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts. All vehicles being stored for repair shall be screened from all public rights-of-way.

Purpose of Conditional Use permit: The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

#### **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 3.

#### **City Contact and Recommendations:**

Aaron Maldonado, Development Services Director

The proposed use complies with Section 5.2 Permitted Use Table of Joshua's Code of Ordinance. Staff recommends approval.

**Attachments:** 



#### Planning & Zoning Agenda March 3, 2025

#### **Minutes Resolution**

#### **Action Item**

#### **Agenda Description:**

Discuss, consider, and possible action on approving a Replat regarding 1.547 acres of land, Lots 1R, 2, 3, And 4, Block 1, H. G. Cason Survey, Abstract No. 156, County of Johnson, Texas, locally known as 131 Oak Hill Dr., to allow for a zero-lot-line single-family detached units on separate lots.

#### **Background Information:**

**History:** The subject property is platted as one lot. A Minor Plat was approved in August of 2023.

**Zoning:** This property is zoned as (R-2) Moderate Density Residential District.

**Analysis:** The purpose of the replat is to create three separate lots to allow for the construction of zero-lot-line single-family detached units on separate lots. Lot 1R, 1.169 acres, will be a zero-lot-line single-family home or a duplex.

**Utilities:** Water is provided by Johnson County Special Utility District. A letter has been submitted by JCSUD.

**Transportation:** Rights-of-way dedication has been dedicated.

#### **Financial Information:**

N/A

#### **City Contact and Recommendations:**

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.

Aaron Maldonado

**Director of Development Services** 

### **Attachments:**

Item 4.

- 1. Replat Application
- 2. Legal Description
- 3. Vicinity Map
- 4. JCSUD Approval Letter
- 5. Replat

WHEREAS ADAGE INVESTMENTS LLC, IS A 1.547 ACRE TRACT OF LAND SITUATED IN THE H.G. CASON SURVEY, ABSTRACT NO. 156, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, MADDUX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-157, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.3621 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO ADAGE INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2024-25520, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 1.547 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596" FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MARIA L. RIOS, FILED FOR RECORD IN VOLUME 4328, PAGE 980, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF OAK HILL DRIVE, A 50' RIGHT-OF-WAY FILED FOR RECORD IN VOLUME 3006, PAGE 204, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 06 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.0 ACRE TRACT, AT A DISTANCE OF 240.10 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.3621 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID CALLED 0.3621 ACRE TRACT, A TOTAL DISTANCE OF 245.46 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 1.0 ACRE TRACT, AND BEING IN THE SOUTH LINE OF A CALLED 4.2785 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO FOSSIL PROFESSIONAL INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-37146, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.3621 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 4.2785 ACRE TRACT, A DISTANCE OF 289.03 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "AWARD SURVEYING" FOR THE NORTHEAST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 4.2785 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 13 DEGREES 24 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 0.3621 ACRE TRACT, A DISTANCE OF 254.23 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE SOUTHEAST CORNER OF SAID CALLED 0.3621 ACRE TRACT, AND BEING IN SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.3621 ACRE TRACT, BEING COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 60.08 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 1, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, A TOTAL DISTANCE OF 259.25 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.547 ACRES (67,370 SQUARE FEET) OF LAND, MORE OR LESS.

5/8" CAPPED IRON ROD FOUND STAMPED "AWARD SURVEYING" FOR THE NORTHEAST CORNER OF SAID CALLED 1.594 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 4.2785 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO FOSSIL PROFESSIONAL INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-37146, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING AN ANGLE POINT IN THE WEST LINE OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH THE NORTHEAST CORNER OF THE ORIGINAL 28.5 ACRE TRACT AS DESCRIBED BY DEED TO DAVID LYNN RUSSELL, FILED FOR RECORD IN VOLUME 477, PAGE 72, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEARS NORTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, A DISTANCE OF 61.88 FEET;

THENCE SOUTH 13 DEGREES 24 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 1.594 ACRE TRACT, A DISTANCE OF 254.23 FEET, TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF OAK HILL DRIVE, A 50' RIGHT-OF-WAY, FROM WHICH THE POINT OF INTERSECTION BETWEEN SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID CALLED 28.5 ACRE TRACT BEARS SOUTH 89 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 56.37 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.08 FEET, TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, MADDUX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-157, PLAT

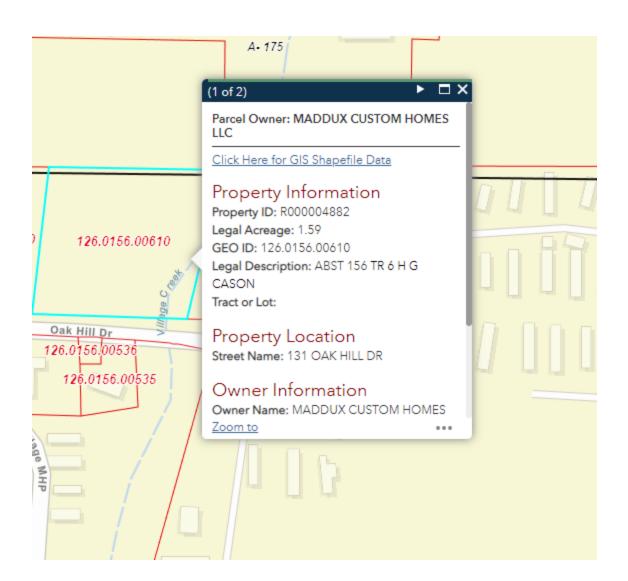
RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596" FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS NORTH 89 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.61 FEET;

**THENCE** NORTH 14 DEGREES 24 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 246.99 FEET, TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 89 DEGREES 33 MINUTES 50 EAST, WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 232.11 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, AND BEING IN THE WEST LINE OF SAID CALLED 1.594 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MARIA L. RIOS, FILED FOR RECORD IN VOLUME 4328, PAGE 980, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 06 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 5.35 FEET, TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF SAID CALLED 1.594 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 1.0 ACRE TRACT, AND BEING IN THE SOUTH LINE OF SAID CALLED 4.2785 ACRE TRACT;

THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1.594 ACRE TRACT, BEING COMMON WITH SAID SOUTH LINE, A DISTANCE OF 289.03 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 0.3621 ACRES (15,778 SQUARE FEET) OF LAND, MORE OR LESS.





#### **Plat Review**

Date: September 27, 2024

To: Scott Atwood From: Kim Wilson

Subject: Maddux Duplex Lot Crossing

Johnson County Special Utility District (JCSUD) has received the Re-plat for the review of Maddux Duplex Lot Crossing. The development is located within the Certificate of Convenience and Necessity (CCN) granted by the State. JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and the Public Utility Commission (PUC).

The requirements of the development's infrastructure are checked below:

No infrastructure is needed, and the development can connect to the JCSUD System.

Required to connect by installing required taps and/or road crossings.

Required to install infrastructure listed below:

Development has not submitted a Non-Standard Application/Utility Plans and will be required to follow the JCSUD Development Process.

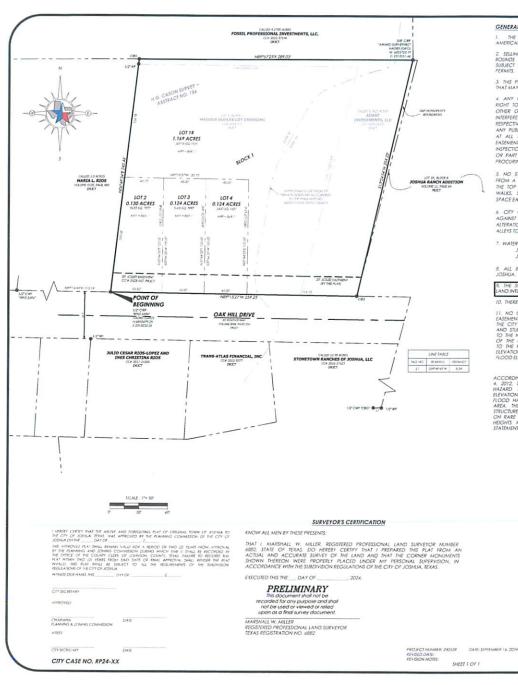
This letter does not verify the approval of the utility plans for this development.

Sincerely,

Kimberly J Wilson Easement Analyst (817) 760-5204

Enclosure: Submitted Plat for Approval

740 FM 3048 | Joshua, TX 76058 | (817) 760-5200 JCSUD.com



#### GENERAL NOTES

THE BASIS OF READING IS THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202

2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING REPRINTS

3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.

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 OF THE EASEMENTS SHOWN ON THE PLAT: AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

NO STRUCTURE. OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THERTY INCHES (SQ) TO A HEIGHT OF TEN FEET (TI) ABOVE THE TOP OF THE CURB. INCLUDING. BUT NOT LIMITED TO BUILDINGS. FENCES. WALKS, SIGNS. TREES. SHRUBS, CARS, TRUCKS. ETC... IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.

6. CITY OF JOSHUA IS NOT RESPONSIBLE FOR 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.

JOHNSON COUNTY SPECIAL UTILITY DISTRICT -[ 817] 760-5200 JCSUD HAS EASEMENT ACROSS THE PROPERTY:

8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.

L THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE I LOT AND VACAN AND INTO 4 LOTS FOR RESIDENTIAL DEVELOPMENT,

10. THERE ARE NO LIENS AGAINST THE PROPERTY

11. NO CONSTRUCTION OR FILLING SHALL BE ALLOWED WITHIN A DRAINAGE 11. NO CONSTRUCTION OR PILLING SHALL BE ALLOWED WITHIN A DRAINAGE EASIMENT OF A DIODOPAN EASIMENT WITHOUT THE WRITERN APPROVAL OF THE CITY OF JOSHUA AND THEN ONLY AFTER DRAINED INCREDENG FLANS OF THE PROPERTY AFFECTED BY A STATE OF THE PROPERTY AFFECTED BY SHOT CONSTRUCTION BECOMING A PARTY TO THE REGISTER, WHERE CONSTRUCTION SHOWING A PARTY TO THE REGISTER, WHERE CONSTRUCTION SHOWING AND THE PROPERTY AFFECTED BY SHOT CONSTRUCTION SHOWING A PARTY TO THE REGISTER. WHERE CONSTRUCTION SHOWING AND THE TOTAL OWNERS AND THE PROPERTY AFFECTED BY SHOWING ALL BE A MINIMUM OF ONE FOOT (17) ABOVE THE 100 YEAR PROCEDULE THE TOTAL THE PROPERTY AFFECTED BY THE PROPERTY AFFECTED BY THE PROPERTY AFFECTED BY THE PROPERTY AFFECTED BY THE PROPERTY AND THE PROPERTY AFFECTED BY THE PROPERTY AND THE

#### FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J. DATED DECEMBER ACCORDING TO COMMUNITY PANEL NUMBER 4823/COILOU, DATED DECEMBER A. 2012, THE PROPERTY LES WITHIN JONE AS "WHICH IS A SEPCUAL FLOOD HAJARD AREA WITHIN THE LOYEAR FLOODPHAIN WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, AND JONE A'Y WHICH IS NOT A SPECIAL FLOOD HAJARD AREA. THIS SITE S NOT WITHIN A SPECIAL FLOOD HAJARD AREA. THIS SITE S NOT WITHIN A SPECIAL FLOOD HAJARD AREA. THIS STATEMENT DOES NOT MAY THAT THE PROPERTY AND/OF THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OF FLOOD DAMAGE. ON RASE COCKADONS, GERATE PROODS CAN AND WILL DOCUME AND FLOOD HIGHIS MAY BE INCREASED BY MAIN MADE OR NATURAL CAUSES. THIS STRIPMENT SHALL NOT CREATE MEASURED FOR MEAN, OF THE SURFEYOR.

#### OWNER'S CERTIFICATE

#### STATE OF TEXAS COUNTY OF JOHNSON

WHEREAL ARADE INVESTMENTS LIE S A 1.54 A CEPT BACET OF LAND SIGNATED IN THE LAD CARRON SUPERY ARRESTED IN 1.56 CY OF COURSE, A SPRINGED CARRON LIES AND A STATE LIES COURSES AND STATE LIES CREATING, AN ADDRESS OF THE SECTION OF THE COURSE AND ADDRESS AND ADDRESS AND A STATE LIES AND SHOW COURSE OF THE LAST AND SHOW COURSE AND A CYCLE A CARRON COURSE AND A CARRON AND A COURSE AND A COURSE

MEDIBERG AL A LYT CHATTO RION ROD RODD EALAND WIT JUST FOR DE SOURHEST CONNE OF SAD IGH. J. MAN BRING THE SOURSALE CORNE OF A CALLED IN ARCE TRACT OF LOW AS DECRETED IN FORD TO MAKE L. ROS TRED TO RECEIVE IN VIOLEN-FADE FAGE FRO. DEED RECORDS, JOHNOON COLIFF. ERAS, AND BRING IN DIE NORTH ROHOGHWAY LINE OF GAM. HELL DRIVE, A 30 ROHOGH WANTED DEFECTION FORDER SOURH ASSENSE AND LED RECORDS. JOHNOON COUNTET, TEACH

RIGHO F MATTELL DOR RECORD IN VOLUME ZOOL FACE THE CED RECORDS. JOHNSON COURT, TEMS.

THINKET HORSE IS DECRETED IN MUSTIC SECOND SECOND COURT. THE COMMON WITH THE EAST LINE OF
SAD CALLED 1D ACRE THACH. AT A DISTANCE OF JAID TEEL PASSING A 1/2" ROW ROD FOUND FOR THE NOTHING'S CORREC OF SAD
CALLED 1D ACRE THACH. AT A DISTANCE OF JAID TEEL PASSING A 1/2" ROW ROD FOUND FOR THE NOTHING'S CORREC OF SAD
CALLED 0.0011 ACRE THACH. AT A DISTANCE OF DATE OF THE THACK AND COMPANIES AGAINGT WEST LINE OF SAD
CALLED 0.0011 ACRE THACH. A DISTANCE OF JAID THE THACK AND COMPANIES AGAINGT WEST LINE OF THE
ROW ROW STATE OF THACK A DISTANCE OF JAID THE THE OF THE SAD THACK THE OFFICE OF THE
ROW ROW STATE OF THACK A DISTANCE OF JAID THE THACK THACK THE OFFICE OF THE OFFICE OF THE
ROW ROW STATE OFFI A DISTANCE OF THE SAD THACK THACK THE OFFI THACK THACK THE OFFI THACK THACK THE OFFI THACK THE OFFI THACK THACK THE OFFI THACK THACK THACK THE OFFI THACK THACK THACK THACK THE OFFI THACK THACK THACK THE OFFI THACK THACK THE OFFI THACK THACK THE OFFI THACK THACK THACK THE OFFI THACK THACK THACK THACK THE OFFI THACK THA

PRIOR DESCORD ACCIONE CIERRA NERRAMEN NO. 2023/148. ELEID ECCRISE, APPRICA COUNT LANS.

HINTER DORTH SO DIGNES 37 AMERICS 23 (SCOOR) SIZE, ALDOG GIR MORTH JER, OF SIZEL LITED 33,91 ACRE TRACT, RING COMMON MED DE SOUTH LIRE OF SAD CALIED 4,2755 ACRE TRACT, A OSTANCE OF 2019 LITET TO A 50° CAPPED RON ROO DOSTANDE TAMBO SUPPRIOR FOR THE NORTHEST CONTROL OF SAD CALIED 4,2755 ACRE TRACT, AND ERROR AN EXTERNO OF SAD CALIED 4,2755 ACRE TRACT, AND ERROR AN EXTERNO CONTROL OF THE RECORD OF SAD CALIED 4,2755 ACRE TRACT, AND ERROR AN EXTERNO CONTROL OF SAD CALIED 4,2755 ACRE TRACT, AND ERROR AN EXTERNO CONTROL OF SAD CALIED 4,2755 ACRE TRACT, AND ERROR AN EXCEPTION OF SAD CALIED 4,2755 ACRE TRACT, AND ERROR AND EXCEPTION OF SAD CALIED 4,2755 ACRE TRACT, AND ERROR AND EXCEPTION OF SAD RECORDED TO THE ACCREDITED TO THE ACREDITED THE ACCREDITED TO THE ACREDITED THE ACREDI

APPROPRIESDITE THAN THE STATE OF THE STATE O

#### NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT ADAGE INVESTMENTS LLC. BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY THAT ADDGE INVESTMENTS LIC. BY AND INVOLUDE THE UNDERSIGNED, ITS DUST AUTHORIZED AGENT, LOST INVESTMENT ADDIT THIS FLAT DESIGNATING THE HERENANCE DESCRIBED FORCEST AS LOST IR. 2.3 AND 4. BLOCK I. AMADUK UPPLIK LOT CROSSING. AN ADDITION TO THE CITY OF JOSHAL JOHNSON COUNTY, TEXAS, AND I MYELD OF HEREN LOBOLATE THE WORLD OF WAY, CALLETS, PARKS, AND ASSEMENTS SHOWN TREEDEN TO THE PROJECTS USE. UNLESS OTHERWISE NOTED.

THERE ARE NO LIENS AGAINST THE PROPERTY.

-	INVEST	MEN!	SILC	
NAME:				
MILE				
DATE_	_/_	_/_		

BEFORE ME. THE UNDERSCHED. A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. ON THIS DAY PERSONALLY APPRARED.

A PROARD.

A NOTARY PUBLIC TO THE FORECOME INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREN EXPRESSED AND IN THE CAPACITY THEREN STATED.

OVEN LINDER MY HAND AND SEAL	OF OFFICE THIS THE	DAYOF	2024

REPLAT NOTARY PUBLIC LOTS 1R, 2, 3 AND 4, BLOCK 1 MADDUX DUPLEX LOT CROSSING

BEING A 1.547 ACRES OF LAND SITUATED IN THE H.G. CASON SURVEY, ABSTRACT NUMBER 156, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOT 1, BLOCK 1, MADDUX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA. ACCORDING TO THE PLAT RECORDED IN CC# 2023-157. PLAT RECORDS, JOHNSON COUNTY, TEXAS PREPARED: SEPTEMBER, 2024

4 RESIDENTIAL LOTS



-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707 3521 SW WILSHIRE BLVD.,

JOSHUA, TX 76058 817-935-8701

\*\*\* CAPPED RON POOD SET STAMPED TO MESSAR \$PS\$ AND MARSHALL. MILLER®LONESTARLANDSURVEYING.COM



OWNER
ADAGE INVESTMENTS LL
1300 CLAIBORNE LANE
ALEDO TX 76008

DRAWER SLIDE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

FILING BLOCK

## CALLED 4.2785 ACRES FOSSIL PROFESSIONAL INVESTMENTS, LLC. CC# 2022-37146 "AWARD SURVEYING" NAD83 (GRID) N: 6855723.19 E: 2313551.46 N89°57'23"F 289.03 1/2" IRI GAP IN PROPERTY CALLED 0.3621 ACRES ADAGE BOUNDARIES LOT 1, BLOCK 1 INVESTMENTS, LLC MADDUX DUPLEX LOT CROSSING CC# 2023-157 CC# 2024-25520 LOT 1R 1.169 ACRES 50915 SQ. FEET MFF = 869.1'N89°15'27''W 130.73' CALLED 1.0 ACRES LOT 1R, BLOCK A **JOSHUA RANCH ADDITION** MARIA L. RIOS 45.00' 45.00' VOLUME 4328, PAGE 980 VOLUME 11, PAGE 64 APPROXIMATE LOCATION C FEMA FLOODPLAIN ACCORD**(**NG LOT 2 LOT 3 LOT 4 TO THE FEMA MAP NO. 0.130 ACRES 0.124 ACRES 48251C0160J, DATED 12/4/12 0.124 ACRES 5655 SQ. FEET 5400 SQ. FEET 5400 SQ. FEET MFF = 869.1'MFF = 869.1'20' JCSUD EASEMENT 20' JCSUD EASEMENT CC# 2023-157, PRJCT (BY THIS PLAT) N89°16'44"W 173.74' 45.00' 1/2" CIRF "RPLS 5596" N89°15'27"W 259.25' **POINT OF** BEGINNING 1/2" CIRF "RPLS 5596" OAK HILL DRIVE NAD83 IGRID N:6855479.25 VOLUME 3006, PAGE 204 E:2313233.26 **JULIO CESAR RIOS-LOPEZ AND** LINE TABLE CALLED 12.49 ACRES TRANS-ATLAS FINANCIAL, INC. STONETOWN RANCHES OF JOSHUA, LLC CC# 2012-5077 TAG NO. | BEARING | DISTANCE CC# 2017-24260 CC# 2016-27323 L1 S89°49'43"W 8.34' 1/2" CIRF "CBG" ● , , • ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD SCALE: 1"= 30' SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN OF JOSHUA TO KNOW ALL MEN BY THESE PRESENTS: THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL BY THE PLANNING AND ZONING COMMISSION DURING WHICH TIME 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.

CITY SECRETARY, CITY OF JOSHUA

PLANNING & ZONING COMMISSION

CITY SECRETARY, CITY OF JOSHUA

CITY CASE NO. RP24-06

APPROVED:

CHAIRMAN

ATTEST:

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

6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA, TEXAS.

EXECUTED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2025.

# **PRELIMINARY**

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6882

> PROJECT NUMBER: 240539 DATE: FEBRUARY 12, 2025 REVISED DATE: REVISION NOTES:

**OWNER'S CERTIFICATE** 

STATE OF TEXAS 1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH COUNTY OF JOHNSON

> WHEREAS ADAGE INVESTMENTS LLC, IS A 1.547 ACRE TRACT OF LAND SITUATED IN THE H.G. CASON SURVEY, ABSTRACT NO. 156, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, MADDUX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-157, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.3621 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO ADAGE INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2024-25520, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 1.547 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

> BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596" FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MARIA L. RIOS, FILED FOR RECORD IN VOLUME 4328, PAGE 980, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF OAK HILL DRIVE, A 50' RIGHT-OF-WAY FILED FOR RECORD IN VOLUME 3006, PAGE 204, DEED RECORDS, JOHNSON COUNTY, TEXAS;

> THENCE NORTH 06 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.0 ACRE TRACT, AT A DISTANCE OF 240.10 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.3621 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID CALLED 0.3621 ACRE TRACT, A TOTAL DISTANCE OF 245.46 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 1.0 ACRE TRACT, AND BEING IN THE SOUTH LINE OF A CALLED 4.2785 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO FOSSIL PROFESSIONAL INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-37146, DEED RECORDS, JOHNSON COUNTY, TEXAS;

> THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.3621 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 4.2785 ACRE TRACT, A DISTANCE OF 289.03 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "AWARD SURVEYING" FOR THE NORTHEAST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 4.2785 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

> THENCE SOUTH 13 DEGREES 24 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 0.3621 ACRE TRACT, A DISTANCE OF 254.23 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE SOUTHEAST CORNER OF SAID CALLED 0.3621 ACRE TRACT. AND BEING IN SAID NORTH RIGHT-OF-WAY LINE:

> **THENCE** NORTH 89 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.3621 ACRE TRACT, BEING COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 60.08 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 1, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, A TOTAL DISTANCE OF 259.25 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.547 ACRES (67,370 SQUARE FEET) OF LAND, MORE OR LESS.

#### NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, **adage investments llc**, by and through the undersigned, its duly authorized agent, does hereby ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1R, 2, 3 AND 4, BLOCK 1, MADDUX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND I (WE) DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

THERE ARE NO LIENS AGAINST THE PROPERTY.

ADAGE INVESTMENTS LLC NAME: TITLE:
DATE

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY , known to me to be the person and officer whose name is subscribed TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

JIVEN UNDER MY HANI	d and Seal of Office	THIS THE DA	.Y OF , 2	025
			, –	

NOTARY PUBLIC

REPLAT LOTS 1R, 2, 3 AND 4, BLOCK 1

# MADDUX DUPLEX LOT CROSSING

BEING A 1.547 ACRES OF LAND SITUATED IN THE H.G. CASON SURVEY, ABSTRACT NUMBER 156, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOT 1, BLOCK 1, MADDUX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA ACCORDING TO THE PLAT RECORDED IN CC# 2023-157, PLAT RECORDS, JOHNSON COUNTY, TEXAS PREPARED: FEBRUARY, 2025 4 RESIDENTIAL LOTS



-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707 3521 SW WILSHIRE BLVD.,

JOSHUA, TX 76058 817-935-8701

*LEGEND* 

ADAGE INVESTMENTS LLC 1300 CLAIBORNE LANE ALEDO, TX 76008 scottatwood@axiom-engineering.com

817-994-5420

**OWNER** 

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS CC# = COUNTY CLERK'S INSTRUMENT NUMBER IRF = IRON ROD FOUND CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

FILING BLOCK

PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_, YEAR \_\_\_\_\_ DRAWER \_\_\_\_\_, SLIDE \_\_\_

SITE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

**DEPUTY** 

SHEET 1 OF 1

GENERAL NOTES

PERMITS.

AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

THAT MAY AFFECT THE SUBJECT PROPERTY.

PROCURING THE PERMISSION OF ANYONE.

SPACE EASEMENT AS SHOWN ON THE PLAT.

7. WATER PROVIDER:

FLOOD ELEVATION.

JOSHUA.

2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND

BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS

SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING

3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY,

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 OF THE EASEMENTS SHOWN ON THE PLAT: AND

ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT

EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION,

INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL

OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF

5. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION

THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES,

WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN

6. CITY OF JOSHUA IS NOT RESPONSIBLE FOR ANY CLAIM FOR DAMAGES

ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

JCSUD HAS EASEMENT ACROSS THE PROPERTY:

and into 4 lots for residential development

10. THERE ARE NO LIENS AGAINST THE PROPERTY.

JOHNSON COUNTY SPECIAL UTILITY DISTRICT -(817) 760-5200

AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND

8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF

11. NO CONSTRUCTION OR FILLING SHALL BE ALLOWED WITHIN A DRAINAGE

EASEMENT OR A FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF

THE CITY OF JOSHUA, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS

AND STUDIES SHOW THAT NO FLOODING WILL RESULT. THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT: AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1') ABOVE THE 100-YEAR

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER

4, 2012, THIS PROPERTY LIES WITHIN ZONE "AE" WHICH IS A SPECIAL FLOOD

HAZARD AREA WITHIN THE 100-YEAR FLOODPLAIN WHERE BASE FLOOD

ELEVATIONS HAVE BEEN DETERMINED, AND ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE

STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS

STATEMENT SHALL NOT CREATE LIABILITY ON THE PART, OF THE SURVEYOR.

THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE 1 LOT AND VACANT

FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE

AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID