



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.

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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

2. 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 &

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 6:37 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

25-000

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
- Conditional Use Permit
- Preliminary Plat
- Replat
- Minor Plat
- Comprehensive Plan Amendment
- Zoning Variance (ZBA)
- Final Plat
- Planned Development Concept Plan
- Zoning Change
- Subdivision Variance
- Amending Plat
- Planned Development Detailed Plan
- Other _____

PROJECT INFORMATION

Project Name: Fossil Storage

Project Address (Location): 410 N. Broadway Joshua

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: RV Storage + General Storage Proposed Use: RV Storage + General Storage

Existing Comprehensive Plan Designation: _____ Gross Acres: 4.28

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: Steve Maddux Company: Fossil Professional Investments

Address: 352 N. Rudd St. Tel: 817 688-5952 Fax: _____

City: Burleson State: TX ZIP: 76028 Email: steve@fossilhomes.com

Property Owner: Steve Maddux Company: Fossil Professional Investments

Address: 5817 CR 605B Tel: 817 688-5952 Fax: _____

City: Burleson State: TX ZIP: 76028 Email: steve@fossilhomes.com

Key Contact: Lisa Jones Company: Fossil Storage

Address: 352 N. Rudd St. Tel: 817 357 6124 Fax: _____

City: Burleson State: TX ZIP: 76028 Email: Lisa@fossilhomes.com

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: Steven R Maddux

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 29th day of January, 2025

Annette M Arriaga
Notary Public

Signature: [Signature] Date: 1/29/25



For Departmental Use Only

25-00081-01
Case No.: CU25-01

Project Manager: Lisa Jones

Total Fee(s): \$2,800.00

Check No.: 1014

Date Submitted: 1/31/25

Accepted By: [Signature]

Date of Complete Application: _____

CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 817.558.7447

126.0175.00160
126.0175.00045
126.0175.00150
WESTERN INN MHP
126.0175.00050
126.3310.01020
126.0175.00140
Shady Brook Mobile Home
126.0175.00072
126.0175.00090
126.0175.00080
126.3913.01010
126.4149.01010
OAK HILL DR
126.3508.00010
126.0156.00535
126.0156.00460
126.0156.00455
Pecan Village MHP

(1 of 3)

Parcels:

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information
Property ID: R000005378
Legal Acreage:
GEO ID: 126.0175.00080
Legal Description:
Tract or Lot: 8

Property Location
Street Name:

Owner Information
Owner Name:
[Zoom to](#)

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 Neutral to request Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: _____

Mailing Address: _____

City, State Zip: _____

Telephone Number: _____

Physical Address of Property within 200 feet: _____

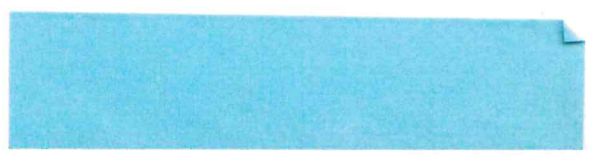
Individuals may attend the Joshua Planning & Zoning and City Council meeting in person.

PA 02-1

Supplemental USE Standards

Item 2.

Recreational vehicle repairs								C	P	I space: 1,000 sf	32
Recreational vehicle (rv) storage - more than one, not occupied and/or not connected to water or electricity and not placed in a front setback								C	C	Not Applicable	11,12
Recreational vehicle (rv) storage - no more than one, not occupied connected to water or electricity and not placed in a front setback								C	C	Not Applicable	11,12
Railroad team tracks, unloading docks, storage tracks, and spurs								C	P	Not Applicable	
Railroad yards - round house or shop								C	P	I space: 1,000 sf	
State vehicle inspection								P	P	1:200 sf	11,12
Taxi/limousine service								C	P	I space: 1.5 automobiles in service	
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)								C	P	I space: 1,000 sf	32
Tire sales (with outside storage and display not on ROW)								C	P	I space: 1,000 sf	32
Transfer station (refuse/pick-up)	C							C	C	I space: 500 sf	
Transit or passenger terminal								C	P	See Article 7	22
Truck/bus parking, storage, leasing								C	P	I space: 1,000 sf	11, 12, 22





**P&Z Agenda
March 3, 2025**

Minutes Resolution

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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

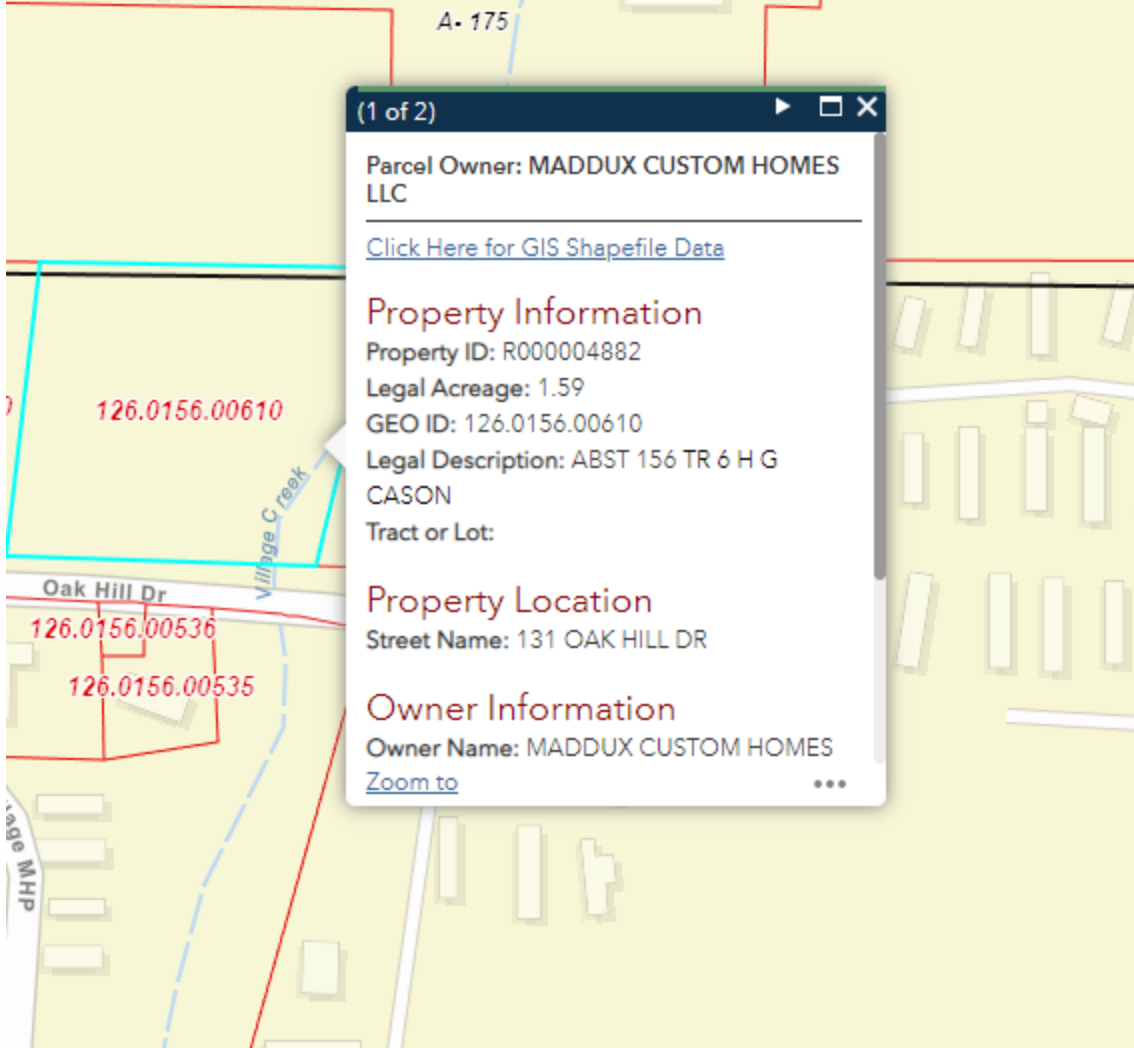
RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5596" FOR THE SOUTHWEST CORNER OF SAID LOT 1 BEARS NORTH 89 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.61 FEET;

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

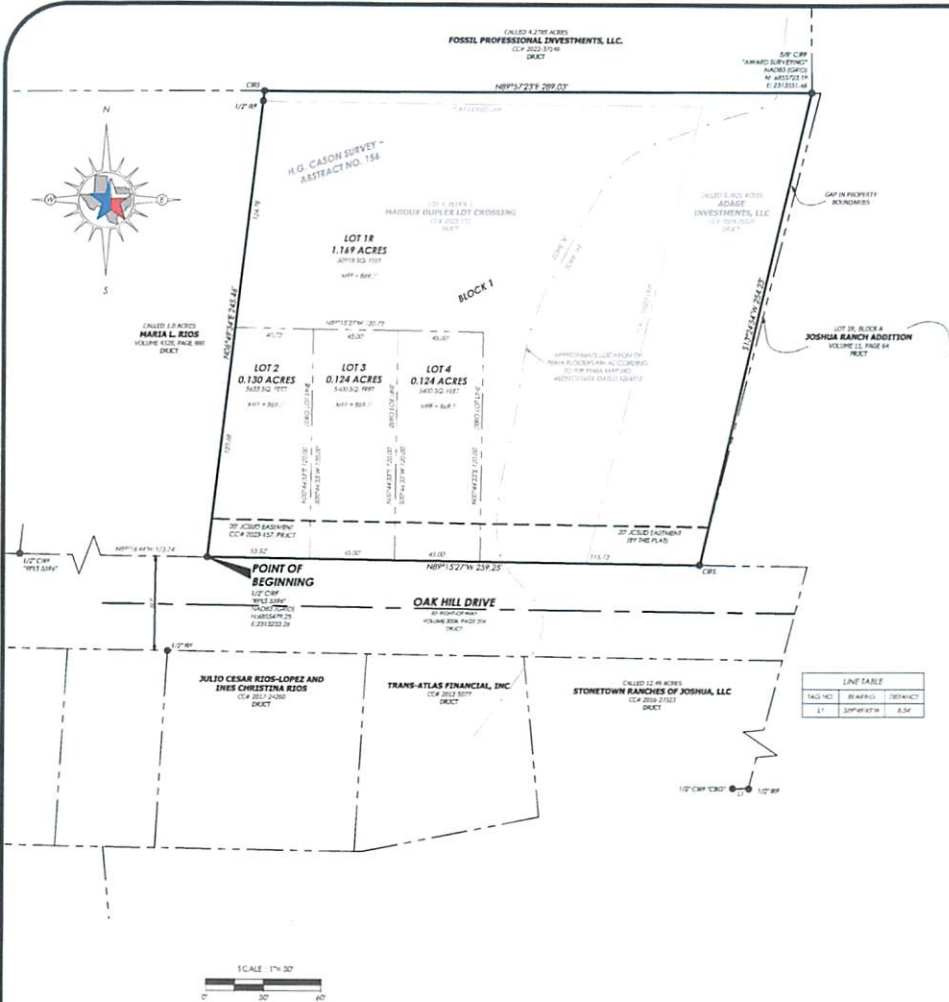
Easement Analyst

(817) 760-5204

Enclosure: Submitted Plat for Approval

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

JCSUD.com



GENERAL NOTES

1. THE BASIS OF BEARING 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 PERMITS.
3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY APPLY TO 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.
5. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30") TO A HEIGHT OF TEN FEET (10') ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, 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.
7. WATER PROVIDER:
 JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200
 JCSD HAS AN EASEMENT ACROSS THE PROPERTY.
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
9. THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE 1 LOT AND VACANT LAND INTO 4 LOTS FOR RESIDENTIAL DEVELOPMENT.
10. THERE ARE NO LIENS AGAINST THE PROPERTY.
11. NO CONSTRUCTION OR FILING 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 ELEVATION.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251(C0160), 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, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

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, MADDOX 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, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2024-2530, 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 "MRS. 3594" FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST 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 190, 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 2004, PAGE 204, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 08 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 245.10 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE WESTERMOST 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 245.44 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR #158887" 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 4.276 ACRES TRACT OF LAND AS DESCRIBED BY DEED TO FOSSIL PROFESSIONAL INVESTMENTS, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-0744, 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 4.276 ACRES TRACT, A DISTANCE OF 289.03 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "AWARDED SURVEYING" FOR THE NORTHEAST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 4.276 ACRES TRACT, AND BEING AN EXTERIOR CORNER OF LOT 1R, BLOCK 1, 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 254.25 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR #158887" FOR THE SOUTHWEST CORNER OF SAID CALLED 0.3621 ACRE TRACT, AND BEING IN SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES 57 MINUTES 23 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 408.98 FEET, PASSING THE SOUTHWEST CORNER OF SAID LOT 1, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, A TOTAL DISTANCE OF 292.52 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 HEREINAFORE DESCRIBED PROPERTY AS **LOTS 1R, 2, 3 AND 4, BLOCK 1, MADDOX 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 APPEARED _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

REPLAT
 LOTS 1R, 2, 3 AND 4, BLOCK 1
MADDOX 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, MADDOX 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
 TBPPLS FIRM# 10194707
 3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058
 817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN OF JOSHUA TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2024.

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 DAY 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 HANDS THIS _____ DAY OF _____, 2024.

CITY SECRETARY _____
 APPROVED: _____
 CHAIRMAN PLANNING & ZONING COMMISSION _____
 ATTEST: _____
 CITY SECRETARY _____

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 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 _____, 2024.

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

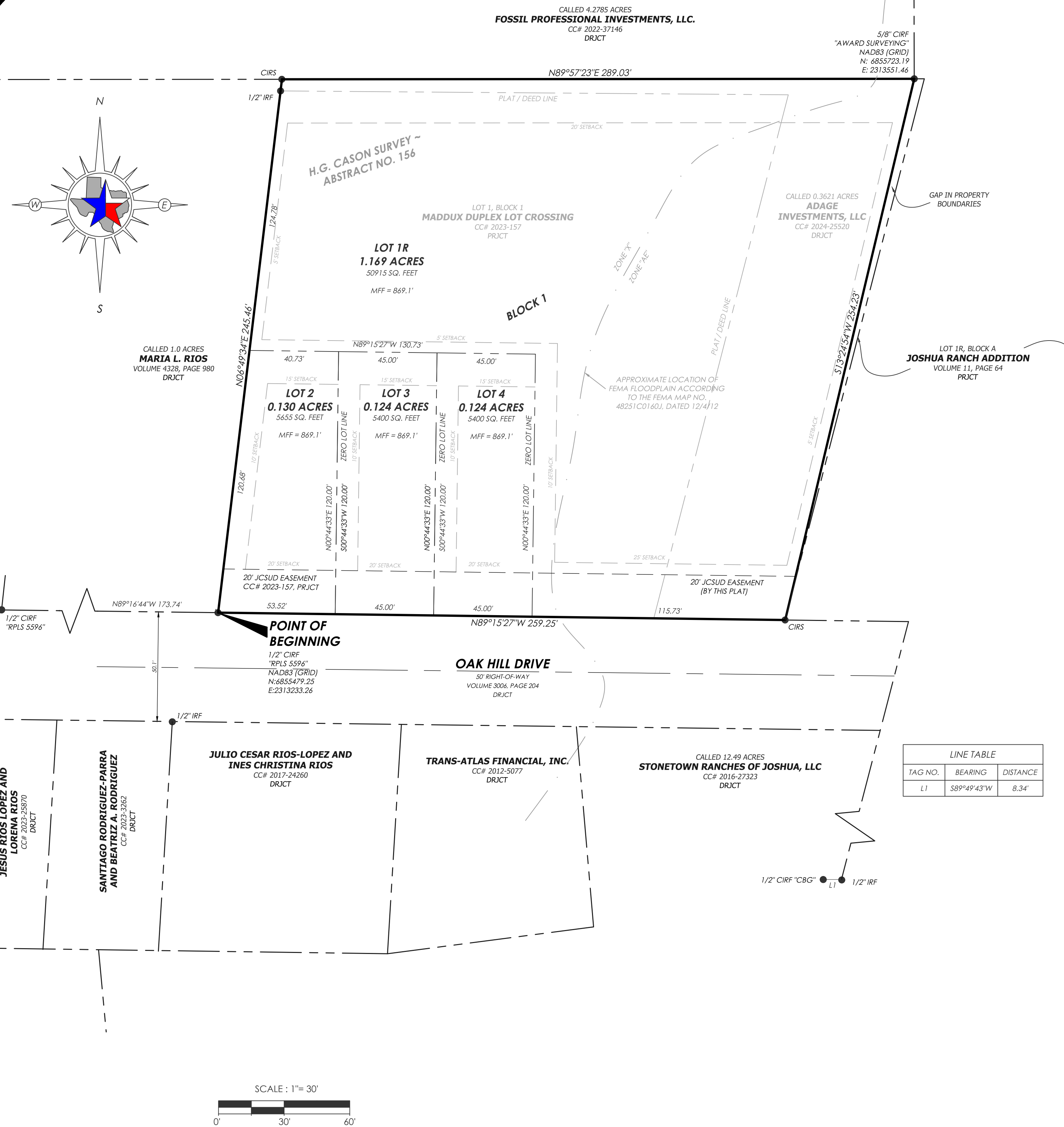
PROJECT NUMBER: 240329 DATE: SEPTEMBER 16, 2024
 REVISION NOTES: SHEET 1 OF 1

FILING BLOCK
 PLAT RECORDED IN INSTRUMENT # _____ YEAR _____
 DRAWER _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____

OWNER
ADAGE INVESTMENTS, LLC
 1300 CLAIBORNE LANE
 ALEDO, TX 76008

LEGEND
 DEED = DEED RECORDS, JOHNSON COUNTY, TEXAS
 PLAT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
 CCA = COUNTY CLERK'S INSTRUMENT NUMBER
 IR = IRON ROD FOUND
 CR = 5/8" CAPPED IRON ROD SET STAMPED LONESTAR #PLS #887

CITY CASE NO. RP24-XX



GENERAL NOTES

1. THE BASIS OF BEARING 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 PERMITS.
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.
5. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) 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.
7. WATER PROVIDER:
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.
9. THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE 1 LOT AND VACANT LAND 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 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 ELEVATION.**

APPROXIMATE LOCATION OF FEMA FLOODPLAIN ACCORDING TO THE FEMA MAP NO. 48251C0160J, DATED 12/4/12

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	S89°49'43"W	8.34'

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. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART, OF THE SURVEYOR.



OWNER'S CERTIFICATE

**STATE OF TEXAS
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 SOUTHWEST 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 WESTERMOST 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 APPEARED _____, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025.

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
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 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

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN OF JOSHUA TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE ____ DAY OF _____, 2025.

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.

WITNESS OUR HAND, THIS ____ DAY OF _____, 2025.

CITY SECRETARY, CITY OF JOSHUA

APPROVED:

CHAIRMAN
PLANNING & ZONING COMMISSION

ATTEST:

CITY SECRETARY, CITY OF JOSHUA

CITY CASE NO. RP24-06

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

FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR _____.

DRAWER _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

OWNER
ADAGE INVESTMENTS LLC
1300 CLAIBORNE LANE
ALEDO, TX 76008
scottatwood@axiom-engineering.com
817-994-5420

LEGEND
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"