



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**AUGUST 03, 2026**  
**6:30 PM**

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

**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 the June 1, 2026, meeting minutes.
2. Public hearing on a request for a zoning change regarding approximately 2.6 acres of land in the E.M. Thomason Survey, Tract 1 & 3B, Abstract 827, City of Joshua, Texas, located at 1100 N. Main Street, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.
3. Discuss, consider, and possible action on a request for a zoning change regarding approximately 2.6 acres of land in the E.M. Thomason Survey, Tract 1 & 3B, Abstract 827, City of Joshua, Texas, located at 1100 N. Main Street, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.
4. Discuss, consider, and possible action on approving a replat regarding approximately 1.93 acres of land known as Lot 3R-1, Block 19, Caddo Peak situated in the W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas, and being a replat of lots 3R & 4R, Block 19, Original Town of Joshua, located at 208 S. Main Street.

**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.

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**CERTIFICATE:**

I hereby certify that the above agenda was posted on July 27, 2026, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**JUNE 01, 2026**  
**6:30 PM**

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

**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 May 11, 2026, meeting minutes.

Motion made by Commissioner Jenkins to approve as presented. Seconded by Alternate 2 Sales.  
 Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Moore, Commissioner Rayburn, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales

2. Discuss, consider, and possible action on approving a final plat regarding 6.390 acres of land known as Lot 1 & 2, Block 1, Hutchens Addition situated in the Dyer Nuner Survey, Abstract No. 643, City of Joshua, Johnson County, Texas, located at 1709 CR 909.

Asst. City Manager Maldonado read the following statement:

The subject property has never been platted. This property is zoned (A) Agricultural District. This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to create one residential lot. Water is provided by the Johnson County Special Utility District. Right-of-way dedications are being dedicated by this plat. Financial Information: NA  
 City Contact and Recommendations: This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance. Therefore, we recommend approval of the plat.

Motion made by Commissioner Moore, Seconded by Commissioner Torrez.  
 Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Moore, Commissioner Rayburn, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales

3. Discuss, consider, and possible action on approving a final plat regarding 5.098 acres of land known as Lot 1, Block 1, Meliton Diaz Addition situated in the McKinney & Williams Survey, Abstract No. 636 and the David Hunter Survey, Abstract No. 348, City of Joshua, Johnson County, Texas, located at 965 CR 705.

Item 1.

Aaron read the following statement:

The subject property has never been platted. This property is zoned (R-1) Single Family Residential District. This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to create one residential lot. Water is provided by the Bethesda Water Supply Corporation. Right-of-way dedications are being dedicated by this plat.

Motion made by Commissioner Moore, Seconded by Commissioner Torrez.

Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Moore, Commissioner Rayburn, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales

#### **D. ADJOURN**

Commissioner Gibson adjourned the meeting at 6:35 pm.

#### **CERTIFICATE:**

I hereby certify that the above agenda was posted on May 21, 2026, by 6:30 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary





**Planning & Zoning Agenda  
August 3, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Public hearing on a request for a zoning change regarding approximately 2.6 acres of land in the E.M. Thomason Survey, Tract 1 & 3B, Abstract 827, City of Joshua, Texas, located at 1100 N. Main Street, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

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

**Background Information:**

**HISTORY:** The property is currently unplatted and consists of approximately 2.6 acres.

**ZONING:** The property is zoned (R-1) Single Family Residential District

**ANALYSIS:**

- The applicant intends to have livestock. The Ordinance requires 1 acre per head of livestock.
- The current Single Family Residential zoning does not allow livestock.
- Rezoning to R-1L is consistent with the Future Land Use Plan.
- Utilities and infrastructure appear to be available or can be extended at the cost of the developer to support the proposed use.

**Financial Information:**

The 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 Planning and Zoning and City Council public hearing.

**City Contact and Recommendations:**

Aaron Maldonado, Assistant City Mgr.

Staff recommends approval.

Item 2.

**Prepared By:**

Nora Fussner, Directory of Economic Development

**Attachments:**

- 1) Rezone Application
- 2) Survey/Legal Description
- 3) Vicinity Map
- 4) Public Notice Hearing
- 5) Letter from Applicant
- 6) Letter from Wild Riders 4H Club

# 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.

Item 2.

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

## PROJECT INFORMATION

Project Name: Runzel House - change from Residential → Residential - Large lot

Project Address (Location): 1100 N. Main Street, Joshua, TX 76058

Existing Zoning: Residential Proposed Zoning: Residential - Large lot

Existing Use: Home Proposed Use: Home with livestock

Existing Comprehensive Plan Designation: Residential Gross Acres: 2.6 acres

**Application Requirements:** The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.

## APPLICANT INFORMATION

Applicant: Matthew & Tamara Runzel Company: \_\_\_\_\_

Address: 1100 N. Main St. Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: Joshua State: TX ZIP: 76058 Email: \_\_\_\_\_

Property Owner: Matthew & Tamara Runzel Company: \_\_\_\_\_

Address: 1100 N. Main St. Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: Joshua State: TX ZIP: 76058 Email: \_\_\_\_\_

Key Contact: Tamara Runzel Company: \_\_\_\_\_

Address: 1100 N. Main St Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: Joshua State: TX ZIP: 76058 Email: \_\_\_\_\_

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

SIGNATURE: \_\_\_\_\_

(Letter of authorization required if signature is other than property owner)

Print or Type Name: Matthew Runzel

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 2 day of July 2026

Notary Public

Signature \_\_\_\_\_

BRANDI STOCKTON  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMM. EXP. 07/17/28  
NOTARY ID 13499589A

Date: 7/2/26

For Departmental Use Only

26-00493-01

Case No.: PZ-26-02

Project Manager: Tammy Runzel

Total Fee(s): 500.00 + 2,500.00

Check No.: #2372

Date Submitted: 7-2-26

Accepted By: LM

Date of Complete Application 7-2-26



## GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, GF NO. 21-648483-HS, EFFECTIVE DATE: MARCH 23, 2022. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
3. ALL CORNERS CALLED CIRS ARE 5/8" INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

## SCHEDULE B ITEMS

- F. RIGHT OF WAY TO SOUTHWESTERN BELL TELEPHONE COMPANY FROM JAMES T. OGLES ET UX, LOTTIE L., IN INSTRUMENT MAY 20, 1985, RECORDED IN VOLUME 1170, PAGE 222, OF THE REAL RECORDS OF JOHNSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- G. RIGHT OF WAY TO SOUTHWESTERN BELL TELEPHONE COMPANY FROM JAMES OGLES AND LOTTIE OGLES, IN INSTRUMENT DATED JULY 10, 1973, RECORDED IN VOLUME 613, PAGE 487, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- H. RIGHT OF WAY TO AMERICAN TELEPHONE & TELEGRAPH CO. FROM ANGUS MCMILLAN IN INSTRUMENT DATED SEPTEMBER 20, 1926, RECORDED IN VOLUME 260, PAGE 75, DEED RECORDS OF JOHNSON COUNTY, TEXAS.  
**MAY AFFECT, HOWEVER, THE DESCRIPTION THEREIN IS TOO VAGUE TO PLOT**
- I. EASEMENT CREATED IN INSTRUMENT EXECUTED BY W. B. EDWARDS JR. AND FRANKIE R. EDWARDS TO JOHNSON COUNTY FRESH WATER SUPPLY DISTRICT, DATED JUNE 7, 2001, FILED OCTOBER 25, 2001, RECORDED IN VOLUME 2717, PAGE 977, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- J. EASEMENT CREATED IN INSTRUMENT EXECUTED BY W. B. EDWARDS AND FRANKIE B. EDWARDS TO TEXAS POWER & LIGHT COMPANY, DATED MAY 5, 1955, FILED JUNE 25, 1955, RECORDED IN VOLUME 403, PAGE 416, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- K. EASEMENT CREATED IN INSTRUMENT EXECUTED BY W. B. EDWARDS JR. AND FRANKIE R. EDWARDS TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED AUGUST 25, 1973, FILED SEPTEMBER 19, 1973, RECORDED IN VOLUME 618, PAGE 785, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.  
**DOES NOT AFFECT**
- L. EASEMENT CREATED IN INSTRUMENT EXECUTED BY W. B. EDWARDS, JR. AND WIFE, FRANKIE EDWARDS TO JOHNSON COUNTY FRESH WATER SUPPLY DISTRICT #1, DATED JUNE 1, 1967, FILED JUNE 16, 1967, RECORDED IN VOLUME 502, PAGE 419, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.  
**DOES NOT AFFECT**

## METES AND BOUNDS DESCRIPTION

**BEING** A 2.642 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 30 AND THE E.M. THOMASON SURVEY, ABSTRACT NUMBER 827, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.64 ACRE TRACT OF LAND DESCRIBED BY DEED TO JERRY RICHARDSON AND WENDY RICHARDSON, CO-TRUSTEES OF THE JW3M TRUST, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-26983, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 2.64 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF LOT 1, BLOCK 1, OAK TRAIL ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 817, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 60' RIGHT-OF-WAY:

**THENCE** NORTH 23 DEGREES 25 MINUTES 45 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 445.91 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID CALLED 2.64 ACRE TRACT, SAME BEING THE UPPER SOUTHWEST CORNER OF A CALLED 10.365 ACRE TRACT OF LAND DESCRIBED BY DEED TO WILLARD T. RIDER AND DONNA L. RIDER, RECORDED IN VOLUME 2246, PAGE 80, DEED RECORDS, JOHNSON COUNTY, TEXAS:

**THENCE** SOUTH 75 DEGREES 45 MINUTES 53 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 2.64 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID CALLED 10.365 ACRE TRACT, A DISTANCE OF 119.99 FEET, TO A 4" STEEL FENCE CORNER POST FOUND:

**THENCE** SOUTH 49 DEGREES 22 MINUTES 02 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 47.12 FEET, TO A 4" STEEL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID CALLED 2.64 ACRE TRACT:

**THENCE** SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 356.16 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ANGLE POINT IN THE EAST LINE OF SAID CALLED 2.64 ACRE TRACT, SAME BEING THE LOWER SOUTHWEST CORNER OF SAID CALLED 10.365 ACRE TRACT, BEING ON THE NORTH LINE OF LOT 1, BLOCK 1, WEDGE ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN 9, PAGE 990, PLAT RECORDS, JOHNSON COUNTY, TEXAS:

**THENCE** SOUTH 89 DEGREES 41 MINUTES 10 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG A SOUTH LINE OF SAID CALLED 2.64 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID LOT 1, WEDGE ADDITION, A DISTANCE OF 31.30 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ANGLE POINT IN SAID SOUTH LINE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, WEDGE ADDITION:

**THENCE** SOUTH 00 DEGREES 05 MINUTES 07 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 116.86 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 2.64 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 1, SAID OAK TRAIL ESTATES, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "CBG" AT THE SOUTHEAST CORNER OF SAID LOT 4 BEARS SOUTH 01 DEGREES 09 MINUTES 08 SECONDS EAST, A DISTANCE OF 105.10 FEET:

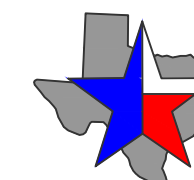
**THENCE** NORTH 73 DEGREES 33 MINUTES 31 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 2.64 ACRE TRACT, BEING COMMON WITH THE NORTHEAST LINE OF SAID BLOCK 1, OAK TRAIL ESTATES, A DISTANCE OF 57.51 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT AN ANGLE POINT IN SAID COMMON LINE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 4:

**THENCE** NORTH 66 DEGREES 07 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, AT A DISTANCE OF 86.32 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 1, AT A DISTANCE OF 171.34 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 2, SAID BLOCK 1, AND CONTINUING IN ALL 266.73 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.642 ACRES OR 115.049 SQUARE FEET OF LAND, MORE OR LESS.

## FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN 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.

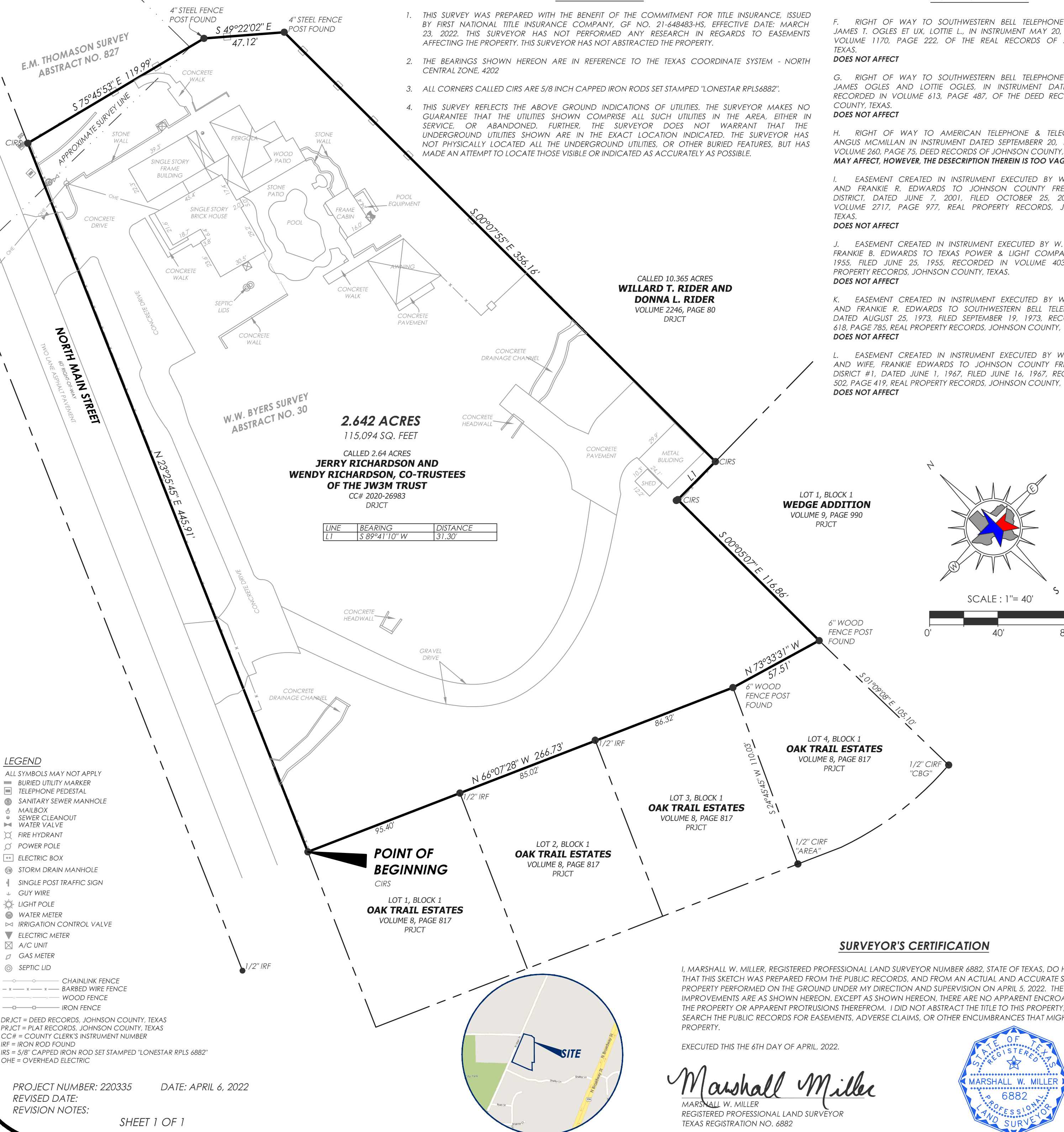
## BOUNDARY SURVEY OF 2.642 ACRES OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NO. 30 AND THE E.M. THOMASON SURVEY, ABSTRACT NUMBER 827, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS



—LONESTAR—  
LAND SURVEYING, LLC

TBPELS FIRM# 10194707  
3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701

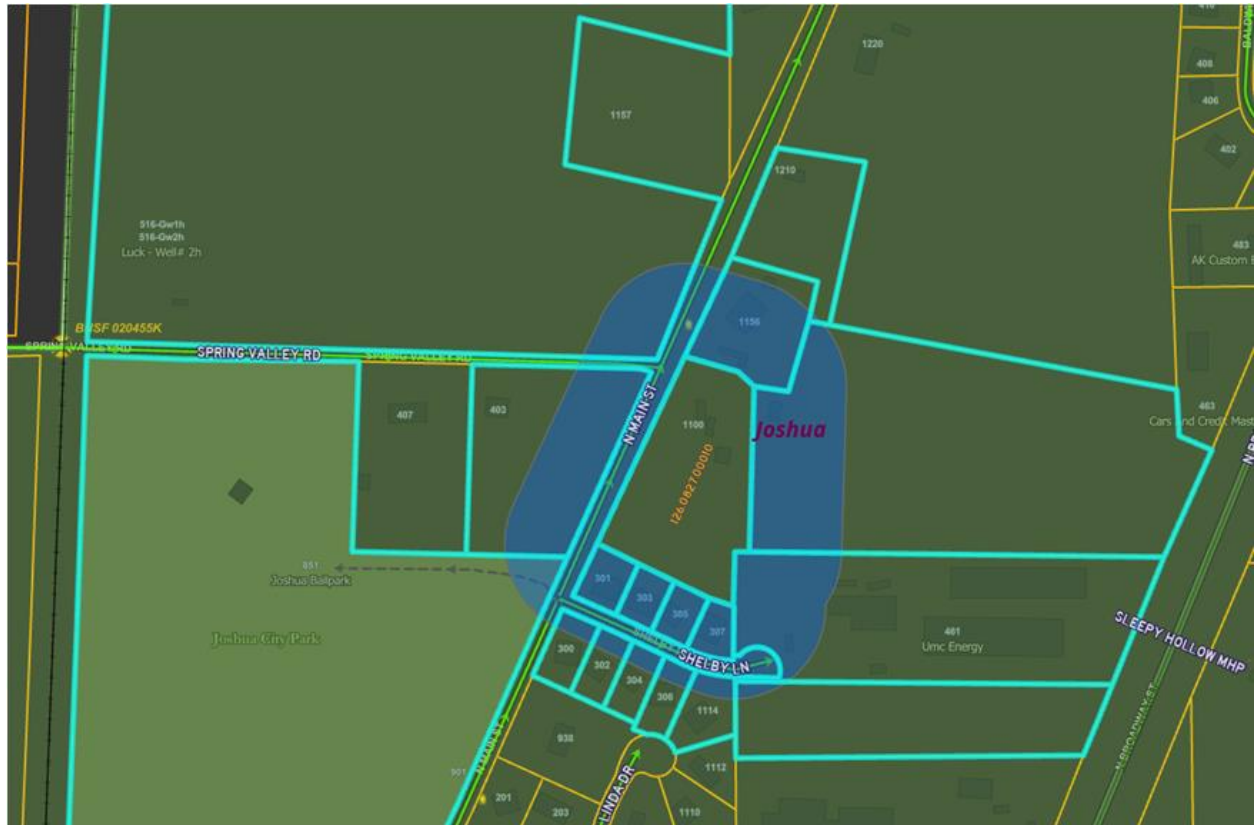
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



PROJECT NUMBER: 220335 DATE: APRIL 6, 2022  
REVISED DATE:  
REVISION NOTES:

SHEET 1 OF 1

## Vicinity Map





## Notice of Public Hearing

Notice is hereby given that the City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider the request for a rezone, of tract of land in the E.M. Thomason Survey, Tract 1 & 3B, Abstract 827, City of Joshua, Texas, located at 1100 N. Main Street, and being approximately 2.6 acres of land, changing the zoning from (R-1) Single Family Residential District to the (R1L) Single Family Residential Large Lot District.

The Planning and Zoning Commission will conduct its public hearing on August 3, 2026, at 6:30 PM, and the City Council will conduct its public hearing and consideration on August 20, 2026, at 6:30 PM. Both meetings will be held in the City Council Chambers at Joshua City Hall, 101 South Main Street, Joshua, TX 76058.

July 1, 2026

To Whom It May Concern,

We, Matthew and Tamara Runzel, are applying for a zoning change for our home. Our home at 1100 N. Main Street, Joshua, is currently zoned as a residential lot and we would like to be zoned as a residential large lot. As you can see from the attached survey, we have just over 2.6 acres of land.

We desire the change because our oldest daughter, Olivia, is heavily involved in Johnson County 4-H as a member of the Johnson County WildRiders. This club focuses on all things equine related. Olivia has been riding since she was 5-years-old and we finally had the opportunity this year for Olivia to get her own horse (she turns 15-years-old this month). We would like to keep the horse on our property rather than at a friend's, where it currently resides.

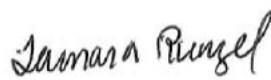
Olivia has served as an officer in the WildRiders Club for the past two years. She also is part of the Johnson County Horse Quiz Bowl team and the Johnson County Horse Judging team, which recently placed fourth place and first place in the state, respectively, at the Texas State 4-H Roundup. At the state roundup, she also placed in the top 10 for an educational presentation on equine bodywork. She did a speech on equine bodywork because she has decided this is what she wants to do when she graduates after attending multiple 4-H clinics on the topic.

Having the horse on our property would allow Olivia to work with the horse on a daily basis, which is what she desires to do as she continues to further her 4-H career and equine knowledge. We have talked to the neighbors which touch our property and communicated our desires and plans to them. These plans include running fencing inside the current fence that separates us from the neighbors on Shelby Lane, so there is no risk of interference from the horse. While we don't expect there to be any issues, this adds an added layer of separation.

We would be happy to answer any questions or address any concerns you might have and Olivia is happy to speak to you as well. We look forward to working with the city to ensure we go about this zoning change correctly.

Thank you,

  
Matthew Runzel

  
Tamara Runzel

  
Olivia Runzel



**Wild Riders 4-H Club**  
109 W. Chambers Street  
Cleburne TX 76033  
[REDACTED]

April 9, 2026

To Whom It May Concern:

I am writing this letter to confirm Olivia Runzel is currently involved in Johnson County 4-H and has been an active member of the Wild Riders 4-H Club for the past three years. Last year she was our club Secretary and this year she is in charge of all community service activities for our club. In addition, she is participating in multiple other 4-H projects including horse judging, horse quiz bowl, and public speaking.

She is dedicated and committed to the horse project, and learning all aspects of horsemanship, care, rehabilitation, and training of the horse. She has been in attendance at every clinic we have and is very excited about having her own horse at home where she can care for him on a daily basis. For the benefits of responsibility, work ethic, determination, and confidence I strongly recommend she be allowed to keep her horse on her family property. Not only do the daily care requirements teach these life skills but it will further her bond with her new horse and her growth as a horse rider.

Feel free to call me with any questions at [REDACTED]

Sincerely,

Andrew Wendler  
Manager  
Wild Riders 4-H Club  
Johnson County, Texas





**Planning & Zoning Agenda**  
**August 3, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on a request for a zoning change regarding approximately 2.6 acres of land in the E.M. Thomason Survey, Tract 1 & 3B, Abstract 827, City of Joshua, Texas, located at 1100 N. Main Street, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

**Background Information:**

**History:** The property is currently unplatted and consists of approximately 2.6 acres.

**Zoning:** This property is zoned as (R-1) Single Family Residential.

**ANALYSIS:**

- The applicant intends to have livestock. The Ordinance requires 1 acre per head of livestock.
- The current Single Family Residential zoning does not allow livestock.
- Rezoning to R-1L is consistent with the Future Land Use Plan.
- Utilities and infrastructure appear to be available or can be extended at the cost of the developer to support the proposed use.

**Financial Information:**

The cost associated with the rezoning 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 Planning and Zoning public hearing.

**City Contact and  
Recommendations:**

Aaron Maldonado,  
Assistant City Mgr.

Staff recommends approval.

**Prepared By:**

Nora Fussner, Directory of Economic Development



**Planning & Zoning Agenda  
August 3, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a replat regarding approximately 1.93 acres of land known as Lot 3R-1, Block 19, Caddo Peak situated in the W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas, and being a replat of lots 3R & 4R, Block 19, Original Town of Joshua, located at 208 S. Main Street.

**Background Information:**

**History:** The subject property was previously platted.

**Zoning:** This property is zoned (C-1) Restricted Commercial District.

**Analysis:** This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to create one commercial lot.

**Utilities:** Water is provided by Johnson County Special Utility District.

**Transportation:** Right-of-way dedications are being dedicated by this plat.

**Financial Information:**

NA

**City Contact and Recommendations:**

Aaron Maldonado, Assistant City Mgr.

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 of the replat.

**Prepared By:**

Nora Fussner, Director of Economic Development

**Attachments:**

1. Replat Application
2. Legal Description
3. Vicinity Map
4. Johnson County Special Utility District Letter
5. Replat of Caddo Peak
6. Tax certificate

15

\$500.00  
+ 5,000.00 per lot  
+ 2,500.00 Deposit

Item 4.



City of Joshua – Development Services  
105 S Main St, Joshua, TX 76058 – (817) 558-7447 Ext: 2013

### City of Joshua Development Services Universal Application

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

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

South

**Project Information**

Project Name: 208 Main St. Project

Project Address (Location): 208 S. Main St.

Existing Zoning: Commercial Proposed Zoning: Commercial

Existing Use: \_\_\_\_\_ Proposed Use: Commercial

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 1.741

**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: Rumfield Properties, Inc. Company: Rumfield Properties, Inc.

Address: PO Box 1687 Phone #: \_\_\_\_\_

City: Burleson State: TX Zip: 76097 Email: \_\_\_\_\_

Property Owner: Rumfield Properties, Inc. Company: Rumfield Properties, Inc.

Address: PO Box 1687 Phone #: \_\_\_\_\_

City: Burleson State: TX Zip: 76097 Email: \_\_\_\_\_

Key Contact: Robbie Rumfield Company: Rumfield Properties, Inc.

Address: PO Box 1687 Phone #: \_\_\_\_\_

City: Burleson State: TX Zip: 76097 Email: \_\_\_\_\_

|                                                                                                                                                                                                                                  |                                                                                     |                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)</b>                                                                                                                                                    |                                                                                     | <b>For Department Use Only</b><br><u>24-00298-01</u><br>Case No.: <u>RP-24-02</u><br>Project Manager: <u>R. Rumfield</u><br>Total Fee(s): <u>Pl- 515.00 Dep 2,500.00 3,515.00</u><br>Check No.: <u>1282</u><br>Date submitted: <u>5-8-24</u><br>Accepted By: <u>em</u><br>Date of Completed App: _____ |
| SIGNATURE: _____<br><small>(Letter of authorization required if signature is other than property owner)</small>                                                                                                                  |                                                                                     |                                                                                                                                                                                                                                                                                                        |
| Print or Type Name: <u>Robbie Rumfield</u>                                                                                                                                                                                       |                                                                                     |                                                                                                                                                                                                                                                                                                        |
| 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 <u>15</u> day of <u>May</u> 20 <u>24</u>                                                                                                                                          |                                                                                     |                                                                                                                                                                                                                                                                                                        |
| <u>S.P. Silva</u><br>Notary Public                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                        |
| Signature <u>SPSIL</u>                                                                                                                                                                                                           | <u>5/31/2024</u>                                                                    |                                                                                                                                                                                                                                                                                                        |



**Legal Description**

**WHEREAS** RUMFIELD PROPERTIES INC., IS THE SOLE OWNER OF A 1.9376 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3R AND 4R, BLOCK 19, TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 222, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.72 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-7499, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF PARCEL NO. 2 TO THE A.T. & S.F. RAILWAY COMPANY AS SHOWN ON THE PLAT OF RECORD FOR CADDO PEAK, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE LOWER NORTHEAST CORNER OF SAID LOT 3R, BEING ON THE SOUTH LINE OF LOT 2, BLOCK 19, OF SAID CADDO PEAK, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, A 100' RIGHT-OF-WAY;

**THENCE** SOUTH 01 DEGREES 18 MINUTES 49 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 74.73 FEET, PASSING THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 3R, AND CONTINUING OVER AND ACROSS SAID PARCEL NO. 2, A TOTAL DISTANCE OF 146.68 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" IN THE NORTH LINE OF A CALLED 0.211 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO TLC MINISTRIES, INC, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2017-25613, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 87 DEGREES 25 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID CALLED 0.211 ACRE TRACT, A DISTANCE OF 106.35 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID CALLED 0.211 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID PARCEL NO. 2, AND BEING IN THE EAST LINE OF SAID LOT 4R;

**THENCE** SOUTH 02 DEGREES 29 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4R, A DISTANCE OF 77.23 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4R, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.772 ACRE TRACT OF LAND (TRACT 2) AS DESCRIBED IN THE DEED TO DANYEL FINCH AND ADELE FINCH, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2017-15978, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 87 DEGREES 37 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4R, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.772 ACRE TRACT OF LAND, A DISTANCE OF 149.85 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4R, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.772 ACRE TRACT OF LAND, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD, A 150' RIGHT-OF-WAY AT THIS POINT;

**THENCE** NORTH 02 DEGREES 31 MINUTES 39 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING COMMON WITH THE WEST LINE OF SAID LOT 4R, AT A DISTANCE OF 108.86 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 4R, SAME BEING THE SOUTHWEST CORNER OF LOT 3R, AND ALONG THE WEST LINE OF SAID LOT 3R, A TOTAL DISTANCE OF 247.35 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID LOT 3R, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 0.72 ACRE TRACT;

**THENCE** NORTH 02 DEGREES 32 MINUTES 12 SECONDS WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, BEING COMMON WITH THE WEST LINE OF SAID CALLED 0.72 ACRE TRACT, A DISTANCE OF 209.67 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 0.72 ACRE TRACT, AND BEING AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE, AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 917, AN 80' RIGHT-OF-WAY;

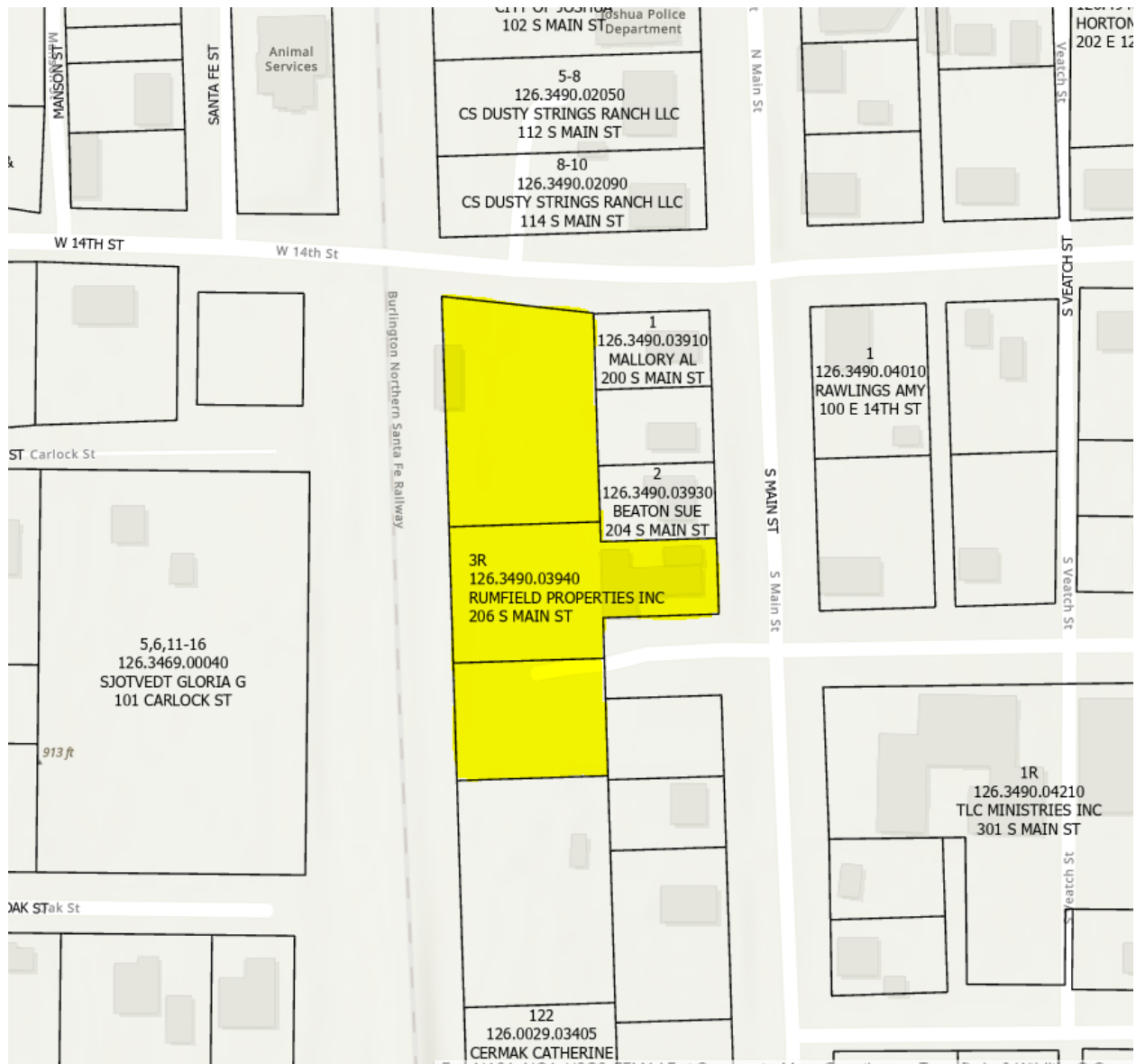
**THENCE** NORTH 87 DEGREES 25 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.72 ACRE TRACT, BEING COMMON WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.06 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 0.72 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 19, OF SAID CADDO PEAK;

**THENCE** SOUTH 02 DEGREES 31 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 0.72 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 210.03 FEET, TO A 2" STEEL FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 0.72 ACRE TRACT, SAME BEING THE UPPER NORTHEAST CORNER OF SAID LOT 3R, AND BEING IN THE WEST LINE OF LOT 2, BLOCK 19, OF SAID CADDO PEAK;

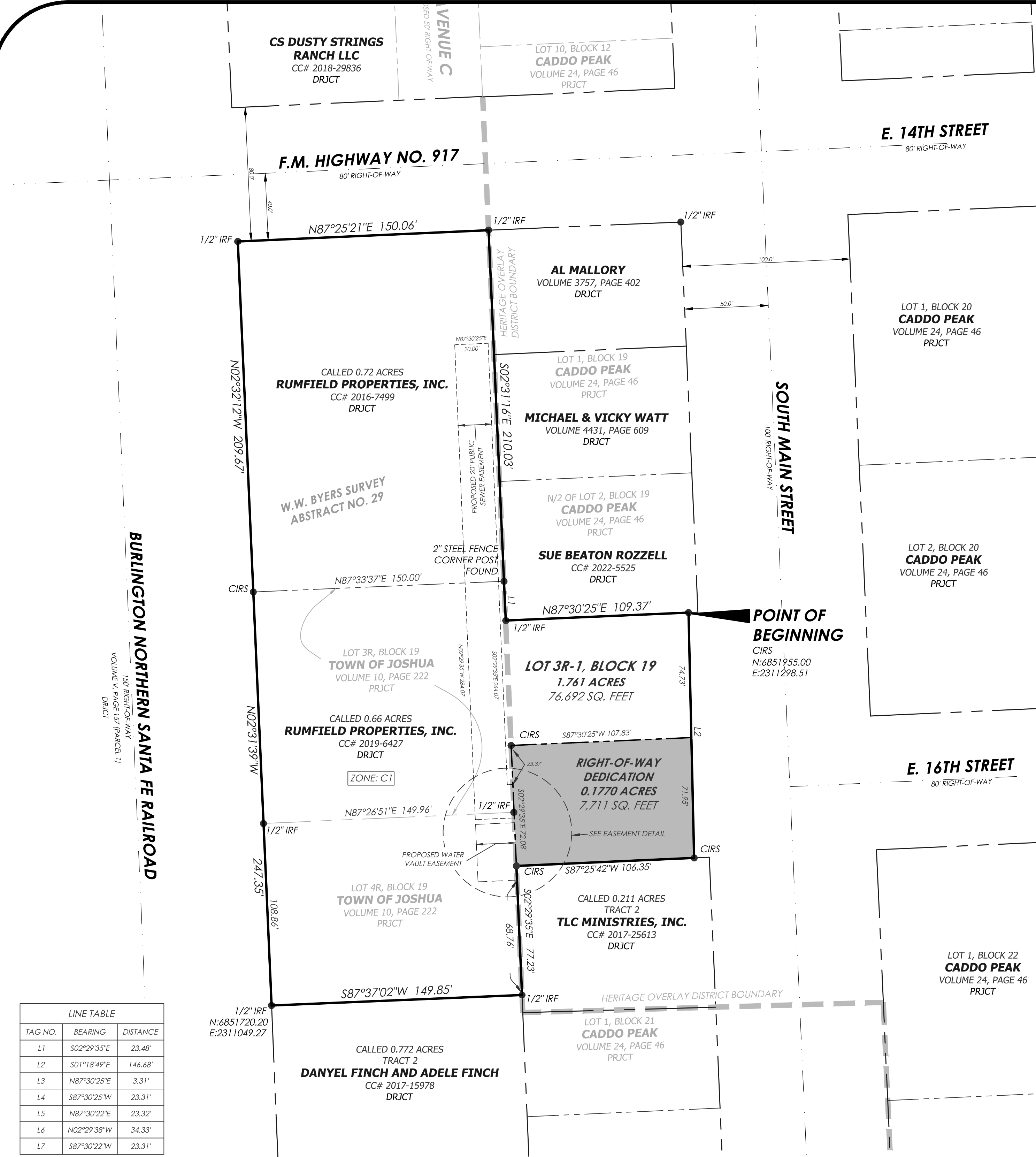
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**THENCE** NORTH 87 DEGREES 30 MINUTES 25 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID LOT 3R, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 109.37 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.9376 ACRES (84,403 SQUARE FEET) OF LAND, MORE OR LESS.

## Vicinity Map







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 \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026.

CITY SECRETARY \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

**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 \_\_\_\_\_, 2026.

**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: 230357 DATE: JULY 22, 2026  
REVISED DATE: \_\_\_\_\_  
REVISION NOTES: \_\_\_\_\_

SHEET 1 OF 1

**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 1 EASEMENT ACROSS THE PROPERTY: CC#2013-15013
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
9. THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE TRACTS INTO A SINGLE COMMERCIAL LOT FOR DEVELOPMENT PURPOSES.
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.

**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN 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.

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

THAT, RUMFIELD PROPERTIES INC., BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOT 3R-1, BLOCK 19, CADDO PEAK**, 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.

RUMFIELD PROPERTIES, INC.  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

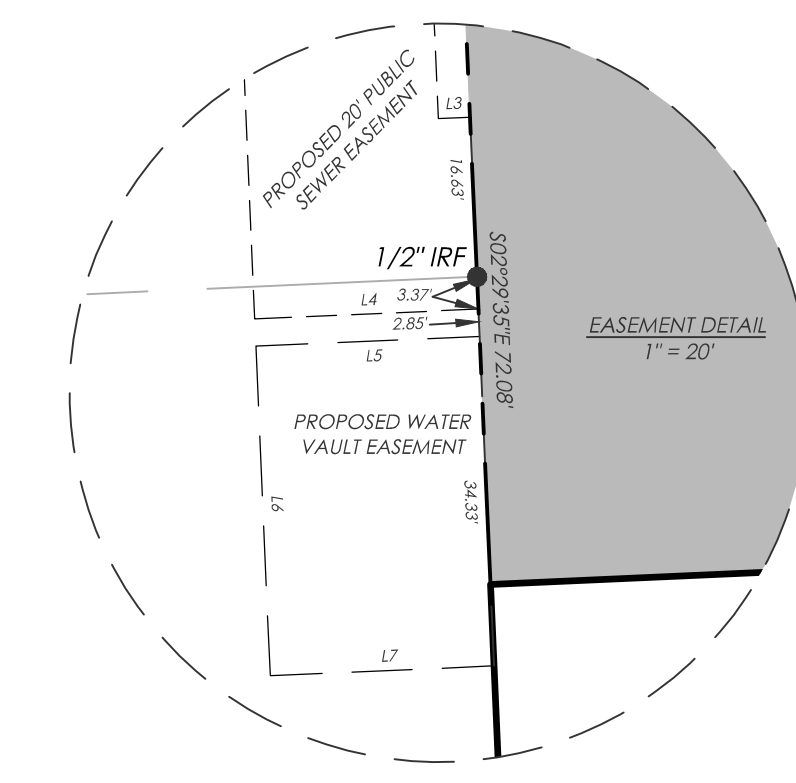
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

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 \_\_\_\_\_, 2026.

NOTARY PUBLIC



**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**WHEREAS** RUMFIELD PROPERTIES INC., IS THE SOLE OWNER OF A 1.9376 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3R AND 4R, BLOCK 19, TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 222, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.72 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-7499, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF PARCEL NO. 2 TO THE A.T. & S.F. RAILWAY COMPANY AS SHOWN ON THE PLAT OF RECORD FOR CADDO PEAK, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE LOWER NORTHEAST CORNER OF SAID LOT 3R, BEING ON THE SOUTH LINE OF LOT 2, BLOCK 19, OF SAID CADDO PEAK, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, A 100' RIGHT-OF-WAY;

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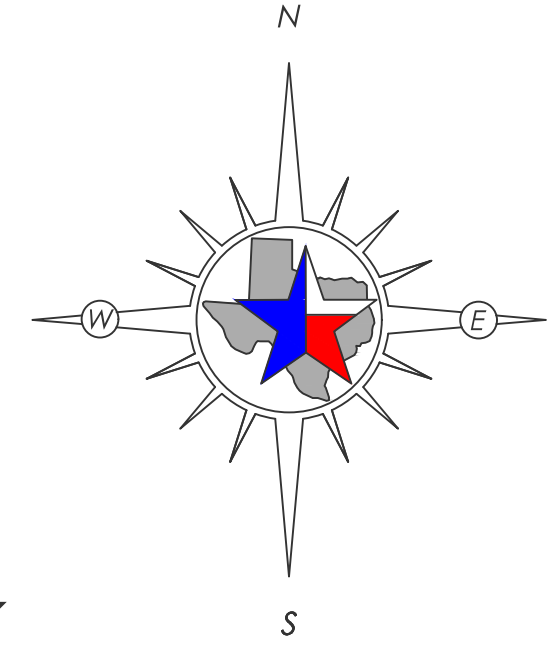
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**OWNER**  
RUMFIELD PROPERTIES INC.  
P.O. BOX 1687  
BURLESON, TX 76097

**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"

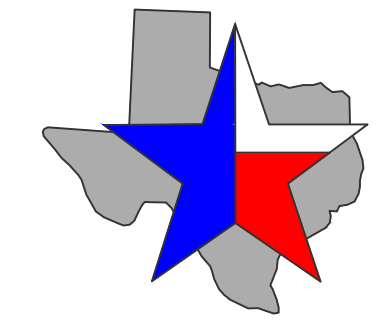
SCALE: 1" = 40'



**REPLAT  
OF  
LOT 3R-1, BLOCK 19  
CADDO PEAK**

BEING 1.9376 ACRES OF LAND SITUATED IN THE W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 3R & 4R, BLOCK 19, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 222, PLAT RECORDS, JOHNSON COUNTY, TEXAS

PREPARED: JULY, 2026  
1 COMMERCIAL LOT



**-LONESTAR-**  
**LAND SURVEYING, LLC**  
TBPELS FIRM# 10194707  
3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



TAX CERTIFICATE FOR ACCOUNT : 126-3490-03950

AD NUMBER: R000091878

GF NUMBER:

CERTIFICATE NO : 17894866

**COLLECTING AGENCY**

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 7/24/2026

FEE : \$10.00

**PROPERTY DESCRIPTION**

LOT 4R|BLK 19|ORIGINAL TOWN JO

SHUA|126.5534.99925

0000208 S MAIN ST

0.38 ACRES

**REQUESTED BY**

RUMFIELD PROPERTIES INC

**PROPERTY OWNER**

RUMFIELD PROPERTIES INC

PO BOX 1687

BURLESON TX 760971687

PO BOX 1687

BURLESON TX 76097

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

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

| CURRENT VALUES   |        |                |        |
|------------------|--------|----------------|--------|
| LAND MKT VALUE:  | 45,000 | IMPROVEMENT :  | 10,979 |
| AG LAND VALUE:   | 0      | DEF HOMESTEAD: | 0      |
| APPRAISED VALUE: | 55,979 | LIMITED VALUE: | 0      |
| EXEMPTIONS:      |        |                |        |
| LAWSUITS:        |        |                |        |

| YEAR           | TAX UNIT             | LEVY | PEN  | INT  | DEF INT | ATTY | AMOUNT DUE |
|----------------|----------------------|------|------|------|---------|------|------------|
| 2025           | CITY OF JOSHUA       | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | EMER SERV DISTRICT 1 | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | FARM TO MARKET LTRD  | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | HILL COLL-JOSHUA     | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | Johnson County       | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | JOSHUA ISD           | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025 SUB TOTAL |                      |      |      |      |         |      | \$0.00     |

**TOTAL CERTIFIED TAX DUE 7/2026 : \$0.00**

ISSUED TO :

ACCOUNT NUMBER:

RUMFIELD PROPERTIES INC

126-3490-03950

CERTIFIED BY :



, JOHNSON COUNTY

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





TAX CERTIFICATE FOR ACCOUNT : 126-3490-03940

AD NUMBER: R000050750

GF NUMBER:

CERTIFICATE NO : 17894867

**COLLECTING AGENCY**

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 7/24/2026

FEE : \$10.00

**PROPERTY DESCRIPTION**

LOT 3R|BLK 19|ORIGINAL TOWN JO

SHUA|126.5534.99891

0000206 S MAIN ST

0.66 ACRES

**REQUESTED BY**

RUMFIELD PROPERTIES INC

**PROPERTY OWNER**

RUMFIELD PROPERTIES INC

PO BOX 1687

BURLESON TX 760971687

PO BOX 1687

BURLESON TX 76097

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**CURRENT VALUES**

LAND MKT VALUE: 45,000  
 AG LAND VALUE: 0  
 APPRAISED VALUE: 186,036  
 EXEMPTIONS:  
 LAWSUITS:

IMPROVEMENT: 141,036  
 DEF HOMESTEAD: 0  
 LIMITED VALUE: 0

| YEAR           | TAX UNIT             | LEVY | PEN  | INT  | DEF INT | ATTY | AMOUNT DUE |
|----------------|----------------------|------|------|------|---------|------|------------|
| 2025           | CITY OF JOSHUA       | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | EMER SERV DISTRICT 1 | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | FARM TO MARKET LTRD  | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | HILL COLL-JOSHUA     | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | Johnson County       | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | JOSHUA ISD           | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025 SUB TOTAL |                      |      |      |      |         |      | \$0.00     |

**TOTAL CERTIFIED TAX DUE 7/2026 : \$0.00**

ISSUED TO :  
 ACCOUNT NUMBER:

RUMFIELD PROPERTIES INC  
 126-3490-03940

CERTIFIED BY: \_\_\_\_\_

, JOHNSON COUNTY

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





TAX CERTIFICATE FOR ACCOUNT : 126-0029-03410  
 AD NUMBER: R000002090  
 GF NUMBER:  
 CERTIFICATE NO : 17894868

**COLLECTING AGENCY**

Johnson County  
 P O BOX 75  
 CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 7/24/2026  
 FEE : \$10.00

**PROPERTY DESCRIPTION**

ABST 29|TR 123|W W BYERS

0000206 S MAIN ST  
 0.72 ACRES

**REQUESTED BY**

RUMFIELD PROPERTIES INC

**PROPERTY OWNER**

RUMFIELD PROPERTIES INC

PO BOX 1687  
 BURLESON TX 760971687

PO BOX 1687  
 BURLESON TX 760971687

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

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| CURRENT VALUES   |        |                |     |
|------------------|--------|----------------|-----|
| LAND MKT VALUE:  | 45,000 | IMPROVEMENT :  | 570 |
| AG LAND VALUE:   | 0      | DEF HOMESTEAD: | 0   |
| APPRAISED VALUE: | 45,570 | LIMITED VALUE: | 0   |
| EXEMPTIONS:      |        |                |     |
| LAWSUITS:        |        |                |     |

| YEAR           | TAX UNIT             | LEVY | PEN  | INT  | DEF INT | ATTY | AMOUNT DUE |
|----------------|----------------------|------|------|------|---------|------|------------|
| 2025           | CITY OF JOSHUA       | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | EMER SERV DISTRICT 1 | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | FARM TO MARKET LTRD  | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | HILL COLL-JOSHUA     | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | Johnson County       | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025           | JOSHUA ISD           | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2025 SUB TOTAL |                      |      |      |      |         |      | \$0.00     |

**TOTAL CERTIFIED TAX DUE 7/2026 : \$0.00**

ISSUED TO : RUMFIELD PROPERTIES INC  
 ACCOUNT NUMBER: 126-0029-03410

CERTIFIED BY: 

, JOHNSON COUNTY

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

