



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
MARCH 02, 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 February 2, 2026, meeting minutes.
2. Discuss, consider, and possible action on approving a final plat regarding 4.989 acres of land known as Lots 1 and 2, Block 1, Omenson Acres situated in the William Miller Survey, Abstract No. 603, in the extraterritorial jurisdiction of the City of Joshua, Johnson County, Texas, located at 1301 CR 705.

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 Commissioners 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 24, 2026, by 12:00 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 02, 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.

C. REGULAR AGENDA

- 1. Discuss, consider, and possible action on the January 05, 2026, meeting minutes.

Motion made by Commissioner Moore to approve minutes as presented. Seconded by Commissioner Rayburn.

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

- 2. Discuss, consider, and possible action on approving a final plat regarding 0.949 acres of land known as Lot 1, Block 1, Huckaby Addition situated in the Thomas W. Baird Survey, Abstract No. 40, in the extraterritorial jurisdiction of the City of Joshua, Johnson County, Texas, located at 226 Rand Road. (Staff Resource: A. Maldonado)

City Manager Mike Peacock presented the item. The property, consisting of one acre and located within the ETJ, is requesting plat approval. Staff recommends approval.

Motion made by Commissioner Rayburn to approve. Seconded by Alternate 2 Sales.

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

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:36 pm.

Approved: March 02, 2026

ATTEST:

Brent Gibson, Chair

Alice Holloway, City Secretary



**Planning & Zoning Agenda
March 2, 2026**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 4.989 acres of land known as Lots 1 and 2, Block 1, Omenson Acres situated in the William Miller Survey, Abstract No. 603, in the extraterritorial jurisdiction of the City of Joshua, Johnson County, Texas, located at 1301 CR 705.

Background Information:

History: The subject property has never been platted.

Zoning: This property is located in the extraterritorial jurisdiction therefore has no zoning assigned to it.

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 two residential lots.

Utilities: Water is provided by the Bethesda Water Supply Corporation.

Transportation: 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.

Prepared By:

Nora Fussner, Director of Economic Development

Attachments:

Item 2.

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. Bethesda Water Supply Corporation Letter
5. Final Plat of Omenson Acres
6. Tax certificate

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: Omansoh Acres

Project Address (Location): 1301 CR 705

Existing Zoning: N/A Proposed Zoning: N/A

Existing Use: Residential Proposed Use: Residential

Existing Comprehensive Plan Designation: _____ Gross Acres: 4.989

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: Amy Patton Company: _____

Address: _____ Tel: _____ Fax: N/A

City: _____ State: TX ZIP: _____ Email: _____

Property Owner: Amy Patton Company: _____

Address: _____ Tel: _____ Fax: N/A

City: _____ State: TX ZIP: _____ Email: _____

Key Contact: Ron Coombs Company: Combs Land Surveying

Address: P.O. Box 6160 Tel: 817-781-7961 Fax: N/A

City: Fort Worth State: TX ZIP: 76115 Email: ron.combs@combsl.com

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

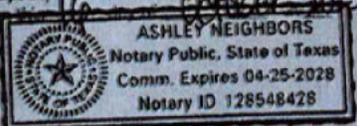
SIGNATURE: Amy Patton
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Amy Patton

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated. Given under my hand and seal of office on this 16 day of October, 2025.

Ashley Neighbors
Notary Public

Signature: Ashley Neighbors Date: 10/16/25



For Departmental Use Only

Case No.: FP25-06

Project Manager: _____

Total Fee(s): _____

Check No.: _____

Date Submitted: _____

Accepted By: _____

Date of Complete Application: _____

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

LEGAL DESCRIPTION

Item 2.

BEING a tract of land located in the WILLIAM MILLER SURVEY, ABSTRACT No. 603, Johnson County, Texas, being all that certain tract of land described in deed S&O Christine Enterprises, LLC, recorded in Clerk's File No. 2025-34965 of the Official Public Record of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southwest corner of said S&O Tract, being the Southeast corner of that certain tract of land described in deed to Laura Whitehead, recorded in Volume 1685, Page 318 of the Deed Records of Johnson County, Texas, lying in the North right-of-way line of County Road 705 and lying N 00° 44' 52" W, 15.94 feet from a MAG nail with washer stamped "RPLS 5614" in the asphalt pavement for said County Road;

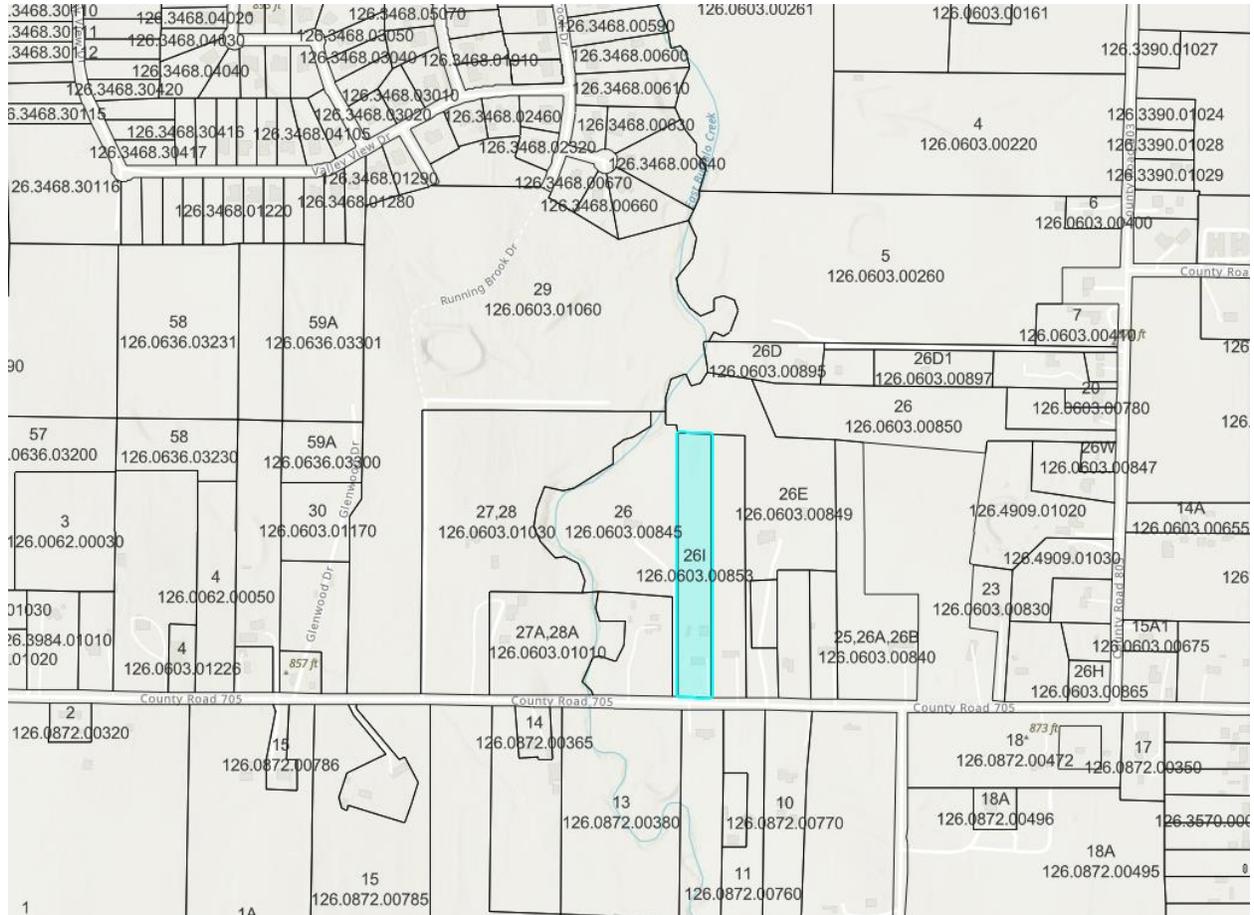
THENCE N 00° 44' 52" W, 1304.40 feet along the common boundary line between said S&O Tract and said Whitehead Tract to a 100d nail found at the Northwest corner of said S&O Tract, lying in the Northerly Southwest boundary line of that certain tract of land described in deed to Tyler Weyenberg and Haley Weyenberg, recorded in Clerk's File No. 2020-26981 of the Official Public Records of Johnson County, Texas and from which a 1/2-inch iron rod found with plastic stamped "RPLS 5614" bears N 00° 44' 52" W, 40.17 feet;

THENCE S 87° 49' 49" E, 166.20 feet along the common boundary line between said S&O Tract and said Weyenberg Tract to a 1/2-inch iron rod found with orange plastic cap stamped "TEXAS SURVEYORS" at the Northeast corner of said S&O Tract, being the Northwest corner of that certain tract of land described in deed to Maddux Custom Homes, LLC, recorded in Clerk's File No. 2019-19684 of the Official Public Records of Johnson County, Texas, from which A 5/8-inch iron rod found at the Northeast corner of said Maddux Tract bears S 87° 49' 49" E, 168.35 feet;

THENCE S 00° 50' 19" E, 1298.71 feet along the common boundary line between said S&O Tract and said Maddux Tract to a 100D nail found at the Southeast corner of said S&O Tract, lying in the aforesaid North right-of-way line of County Road 705 and lying N 89° 48' 09" W, 167.33 feet along said right-of-way line from a 1/2-inch iron rod found at the Southeast corner of said Maddux Tract;

THENCE N 89° 48' 09" W, 168.07 feet along the South boundary line of said S&O Tract with the said North right-of-way line of County Road 705 to the PLACE OF BEGINNING, containing 4.989 acres of land.

Vicinity Map



Bethesda Water Supply Corporation
P.O. Box 130 Burleson, Texas 76097
509 S. Burleson Blvd. Burleson, Texas 76028
817-295-2131 Office 817-295-2686 Fax

December 1, 2025

To whom it may concern

Re: Omenson Acres at 1301 County Rd 705, Joshua, Texas 76058

Bethesda Water Supply currently supplies domestic water only to the two meters needed for this plat on a 2.5" main. The nearest fire hydrant is located at 1411 County Rd 705. One of the meters will need to be moved at the owner's expense to sit on the correct frontage.

Sincerely,



Chad Crafton
Bethesda WSC
817-295-2131

Legend

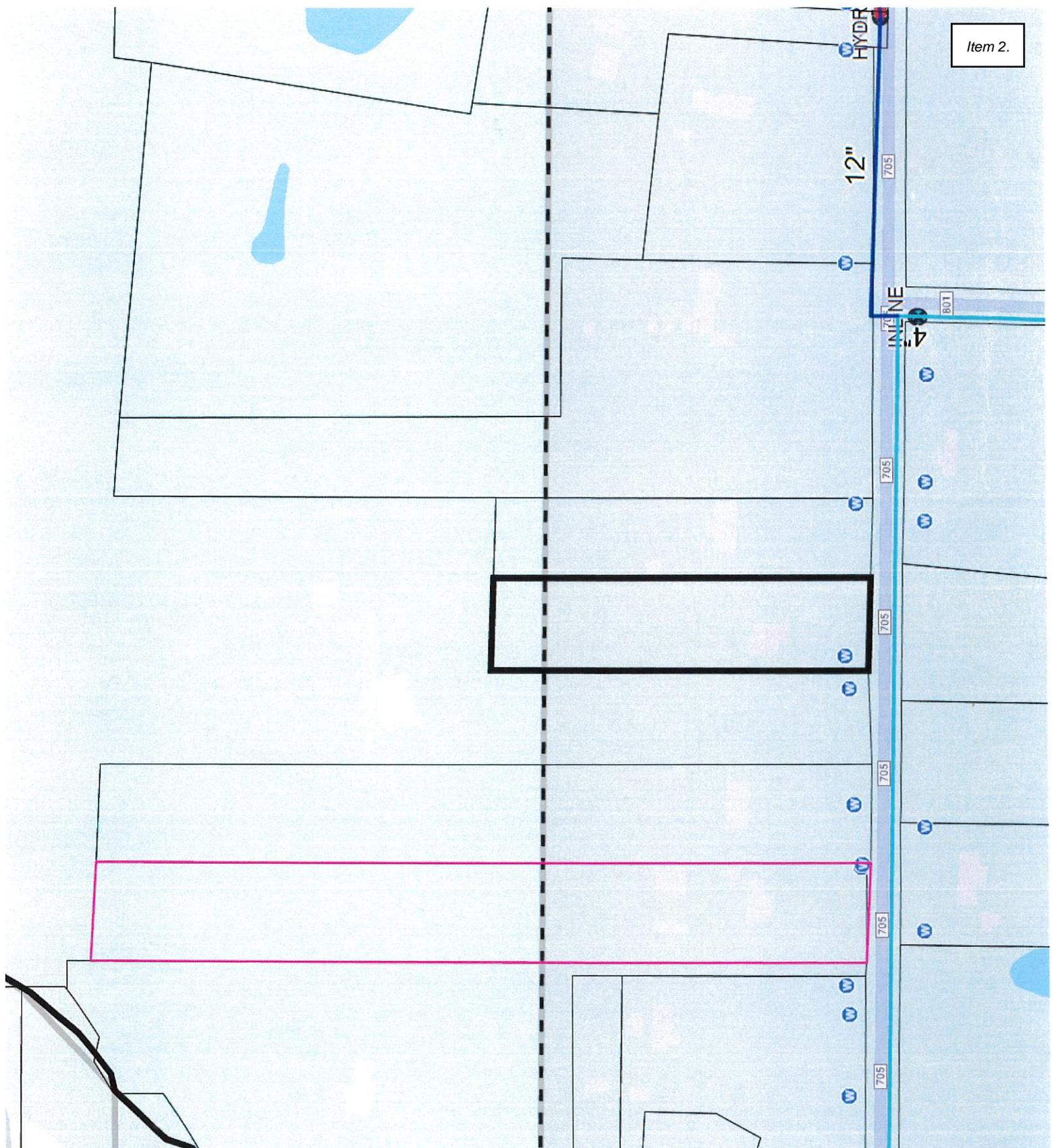
200 ft

- Valves**
 - Status Outo (blank)
 - 6" or 1.5" ?
 - Closed
 - NORMALLY CLOSED
 - OPEN
- Pressure Planes**
 - Plane_No
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6

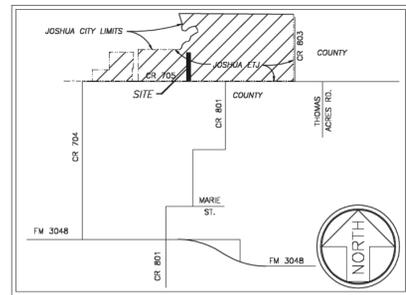
- Field Work - Fire Hydrants**
- Water Lines**
 - Line_Size
 - 1"
 - 1.5"
 - 2"
 - 2.5"
 - 3"
 - 4"
 - 6"
 - 8"
 - 10"
 - 12"
 - 14"
 - 16"
 - 20"
 - 24"
 - 30"

- CCN Boundaries**
- Bethesda CCN**
- Counties**
- City Regions**
- Johnson County Parcels**
- Meters**

- Properties to Serve**



Item 2.



VICINITY MAP NOT TO SCALE

*** LEGEND ***

- C.M. CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET w/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294" CLERK'S FILE NUMBER
- CC# VOL. & PG. VOLUME & PAGE
- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

Laura Whitehead
VOL. 1885, PG. 318
D.R.J.C.T.

WILLIAM MILLER SURVEY -
ABST. No. 603

LOT 2
3.883 Ac.
(169,153 S.F.)
BASE FLOOD ELEV. = 837.3'
MIN. F.F. ELEV. = 840.3'

BLOCK 1

LOT 1
1.000 Ac.
(43,560 S.F.)
BASE FLOOD ELEV. = 837.3'
MIN. F.F. ELEV. = 840.3'

Laura L. Valdez & Tamiera R. Callaway
CC# 2022-42206
O.P.R.J.C.T.

PLACE OF BEGINNING
1/2" IRF C.M.
N = 6842506.1818
E = 2320267.3633

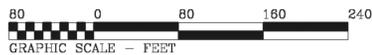
Harold H. Hoge & Wife, Everita R. Hoge
VOL. 540, PG. 199
D.R.J.C.T.

Sharon K. Dodson
VOL. 2030, PG. 381
D.R.J.C.T.

Deana K. Coshov, Trustee
CC# 2023-32190
O.P.R.J.C.T.

Maddux Custom Homes, LLC
CC# 2019-19684
O.P.R.J.C.T.

Tyler Weyenberg & Haley Weyenberg
CC# 2020-28981
O.P.R.J.C.T.



SCALE: 1" = 80'

*** NOTES ***

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL TEXAS ZONE 4202. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
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 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 CURB, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC. IN THE PUBLIC OPEN SPACE EASEMENTS, IF ANY, SHOWN ON THE PLAT.
6. THE 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: BETHESDA WATER SUPPLY CORPORATION
8. THIS PROPERTY IS WITHIN THE CITY OF JOSHUA ETJ AND ALL SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
9. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LEGAL LOTS FOR RESIDENTIAL HOME CONSTRUCTION.
10. THERE ARE NO LIENS AGAINST THE PROPERTY.
11. NO CONSTRUCTION OR FILLING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOOD PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDYS 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 1 FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
12. BASE FLOOD ELEVATIONS SHOWN HEREON WERE TAKEN FROM THE FEMA ESTIMATED BASE FLOOD ELEVATION VIEWER FOR JOHNSON COUNTY, TEXAS.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 48251C0190 J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "A" (SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE)) AND ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD). THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
14. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
15. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
16. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
17. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
18. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF OMENSON ACRES, AN ADDITION TO THE ETJ OF THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS WAS APPROVED BY THE PLANNING AND ZONING 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 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 MY HAND, THIS THE ____ DAY OF _____, 2026

CITY SECRETARY, CITY OF JOSHUA

APPROVED:

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

ATTEST:

CITY SECRETARY, CITY OF JOSHUA DATE

PLAT FILED _____, 2026

INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY _____, DEPUTY CLERK

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD83) AS DETERMINED BY GPS OBSERVATION.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 1011800
CLS JOB No. 25-0076
GF No. NONE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, AMY PATTON, is the sole owner of a tract of land located in the WILLIAM MILLER SURVEY, ABSTRACT No. 603, Johnson County, Texas according to the deed recorded in Clerk's File No. No. 2025-28530 of the Official Public Record of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southwest corner of said Patton Tract, being the Southeast corner of that certain tract of land described in deed to Laura Whitehead, recorded in Volume 1885, Page 318 of the Deed Records of Johnson County, Texas, lying in the North right-of-way line of County Road 705 and lying N 00° 44' 52" W, 15.94 feet from a MAG nail with washer stamped "RPLS 5614" in the asphalt pavement for said County Road;

THENCE N 00° 44' 52" W, 1304.40 feet along the common boundary line between said Patton Tract and said Whitehead Tract to a 1000 nail found at the Northwest corner of said Patton Tract, lying in the Northerly Southwest boundary line of that certain tract of land described in deed to Tyler Weyenberg and Haley Weyenberg, recorded in Clerk's File No. 2020-28981 of the Official Public Records of Johnson County, Texas and from which a 1/2-inch iron rod found with plastic stamped "RPLS 5614" bears N 00° 44' 52" W, 40.17 feet;

THENCE S 87° 49' 49" E, 166.20 feet along the common boundary line between said Patton Tract and said Weyenberg Tract to a 1/2-inch iron rod found with orange plastic cap stamped "TEXAS SURVEYORS" at the Northwest corner of said Patton Tract, being the Northwest corner of that certain tract of land described in deed to Maddux Custom Homes, LLC, recorded in Clerk's File No. 2019-19684 of the Official Public Records of Johnson County, Texas, from which a 5/8-inch iron rod found at the Northeast corner of said Maddux Tract bears S 87° 49' 49" E, 168.35 feet;

THENCE S 00° 50' 19" E, 1298.71 feet along the common boundary line between said Patton Tract and said Maddux Tract to a 1000 nail found at the Southeast corner of said Patton Tract, lying in the aforesaid North right-of-way line of County Road 705 and lying N 89° 48' 09" W, 167.33 feet along said right-of-way line from a 1/2-inch iron rod found at the Southeast corner of said Maddux Tract;

THENCE N 89° 48' 09" W, 168.07 feet along the South boundary line of said Patton Tract with the said North right-of-way line of County Road 705 to the PLACE OF BEGINNING, containing 4.989 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AMY PATTON, does hereby adopt this plat designating the hereinabove described property as LOTS 1 AND 2, BLOCK 1, OMENSON ACRES, an addition to the ETJ of the City of Joshua, Johnson County, Texas, and does hereby dedicate the rights-of-way, alleys, parks and easements shown thereon to the public's use unless otherwise noted.

AMY PATTON

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared AMY PATTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ____ day of _____, 2026

NOTARY PUBLIC
STATE OF TEXAS

My commission expires: _____

SURVEYOR'S CERTIFICATION

THAT I, RONALD W. COOMBS, Registered Professional Land Surveyor Number 5294, 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.

RONALD W. COOMBS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5294



FINAL PLAT
LOTS 1 AND 2, BLOCK 1
OMENSON ACRES

LOCATED IN THE ETJ OF THE CITY OF JOSHUA
BEING 4.989 ACRES OF LAND LOCATED IN THE
WILLIAM MILLER SURVEY, ABSTRACT No. 603,
JOHNSON COUNTY, TEXAS

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
ron.coombs@sbcbglobal.net

OWNER:
AMY PATTON

CITY CASE No. FP25-06

TAX CERTIFICATE FOR ACCOUNT : 126-0603-00853
 AD NUMBER: R000015113
 GF NUMBER:
 CERTIFICATE NO : 17621610

PAGE 1 OF 1

DATE : 2/3/2026
 FEE : \$10.00

COLLECTING AGENCY

Johnson County
 P O BOX 75
 CLEBURNE TX 76033-0075

PROPERTY DESCRIPTION

ABST 603|TR 26|W H MILLER

0001301 CR 705
 5 ACRES

REQUESTED BY

S & O CHRISTINE ENTERPRISES LLC

PROPERTY OWNER

S & O CHRISTINE ENTERPRISES LLC

712 BUR OAK DR
 BURLESON TX 76028

712 BUR OAK DR
 BURLESON TX 76028

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:	250,000	IMPROVEMENT :	245,906
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	495,906	LIMITED VALUE:	0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
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 2/2026 : \$0.00

ISSUED TO : S & O CHRISTINE ENTERPRISES LLC
 ACCOUNT NUMBER: 126-0603-00853

CERTIFIED BY : *[Signature]*

, JOHNSON COUNTY

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

