



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**JUNE 02, 2025**  
**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 May 05, 2025, Meeting Minutes. (Staff Resource: A. Holloway)
2. Discuss, consider, and possible action on approving a Final Plat regarding 2.266 acres of land known as Lot 3R, Block 4, Lyra Meadows Addition, J.H. Cooper Survey, Abstract No. 145, City of Joshua, Johnson County, Texas, located at 216 CR 800A. (Staff Resource: N. Fussner)

**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 May 29, 2025, 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  
MAY 05, 2025  
6:30 PM**

The Planning & Zoning Commission held 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 6:31 p.m.

**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 April 07, 2025, meeting minutes. (Staff Resource: A. Holloway)

Motion made by Commissioner Moore to approve the minutes as presented. Seconded by Alternate 1 Rayburn.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Commissioner Frazier, Alternate 1 Rayburn

2. Discuss, consider, and possible action on approving a Final Plat regarding 1.363 acres of land situated in the Dyer Nuner Survey, Abstract No. 643, City of Joshua, Johnson County, Texas, located at 1200 CR 905A. (Staff Resource: A. Maldonado)

Motion made by Commissioner Purdom to approve the Final Plat as presented. Seconded by Commissioner Frazier.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Commissioner Frazier, Alternate 1 Rayburn

**D. ADJOURN**

Commissioner Gibson adjourned the meeting at 6:33 p.m.



**Planning & Zoning Agenda  
June 2, 2025**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a Final Plat regarding 2.266 acres of land known as Lot 3R, Block 4, Lyra Meadows Addition, J.H. Cooper Survey, Abstract No. 145, City of Joshua, Johnson County, Texas located at 216 CR 800A. (Staff Resource: N.Fussner)

**Background Information:**

**History:** This property was platted before being annexed into the City Limits of Joshua. There have been several abandonments over time and this will clean up and create one lot with a larger buildable area.

**Zoning:** This property is zoned as (A) Agricultural 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 single lot for the future construction of a residential home.

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

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

**Financial Information:**

N/A

**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 Final Plat.

**Attachments:**

1. Final Plat Application

2. Legal Description
3. Vicinity Map
4. Final Plat Lyra Meadows
5. Tax Certificate

*Item 2.*

## City of Joshua Development Services Universal Application

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Zoning Change                     |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Subdivision Variance              |
| <input type="checkbox"/> Preliminary Plat        | <input checked="" 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: \_\_\_\_\_

Project Address (Location): 216 CR. 800A, Joshua, TX

Existing Zoning: Ag Proposed Zoning: \_\_\_\_\_

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

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 2

**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: Cynthia Putman Company: WJP & CGP Investments, LLC

Address: 513 Forest Edge St. Tel: 817-805-3167 Fax: \_\_\_\_\_

City: Burleson State: TX ZIP: 76028 Email: cputman50@yahoo.com

Property Owner: WJP & CGP Investments, LLC Company: \_\_\_\_\_

Address: 513 Forest Edge St Tel: 817-805-3167 Fax: \_\_\_\_\_

City: Burleson State: TX ZIP: 76028 Email: cputman50@yahoo.com

Key Contact: Cynthia Putman Company: \_\_\_\_\_

Address: same as above Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

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

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

SIGNATURE: Cynthia Putman  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Cynthia Putman  
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 25 day of April 2025

Jeannie Barrow  
Notary Public

Signature: Jeannie Barrow Date: 4/25/25



**For Departmental Use Only**

25-00338-01  
Case No.: FP 25-04

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

Total Fee(s): No Charge  
per C.M.S.

Check No.: \_\_\_\_\_

Date Submitted: 4-30-25

Accepted By: em

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

## OWNERS CERTIFICATE

STATE OF TEXAS -

COUNTY OF JOHNSON -

WHEREAS, WJP & CGO INVESTMENTS, LLC; ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNERS OF A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND INCLUDING LOTS 3 AND 4 EASTHILL SUBDIVISION AS RECORDED VOLUME 426, PG. 643, DEED RECORDS OF JOHNSON COUNTY, TEXAS AND A PORTION OF JOSHUA BOULEVARD CLOSED BY INSTRUMENT RECORDED IN VOLUME 470, PG. 643, DEED RECORDS OF JOHNSON COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEYED TO WJP & CGP INVESTMENTS LLC, RECORDED IN INST. NO. 2024-22473, DEED RECORDS OF JOHNSON COUNTY, TEXAS, (DRJCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF HEREIN TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ESTATES OF CHRISTINE M. FULLER, RECORDED IN INST. NO. 2024-20680, DRJCT, SAID IRON ROD ALSO BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TEODORO & BLANCA ESTEL DE QUIRINO, RECORDED IN INST. NO. 2025-3072, DRJCT;

THENCE N 11°38'11" W (BEARING BASIS), 223.14 FEET WITH THE EAST LINE OF SAID FULLER TRACT TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF HEREIN TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BETTY L. WINKLEMAN, RECORDED IN INST. NO. 2024-33039, DRJCT;

THENCE N 89°26'03" E, 459.56 FEET WITH SAID SOUTH LINE OF WINKLEMAN TRACT TO A PK NAIL SET FOR THE NORTHEAST CORNER OF HEREIN TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BRENDA CHITTUM, RECORDED IN INST. NO. 2023-30819, DRJCT, ALSO BEING IN C.R. 800A (VARIABLE WIDTH ROW);

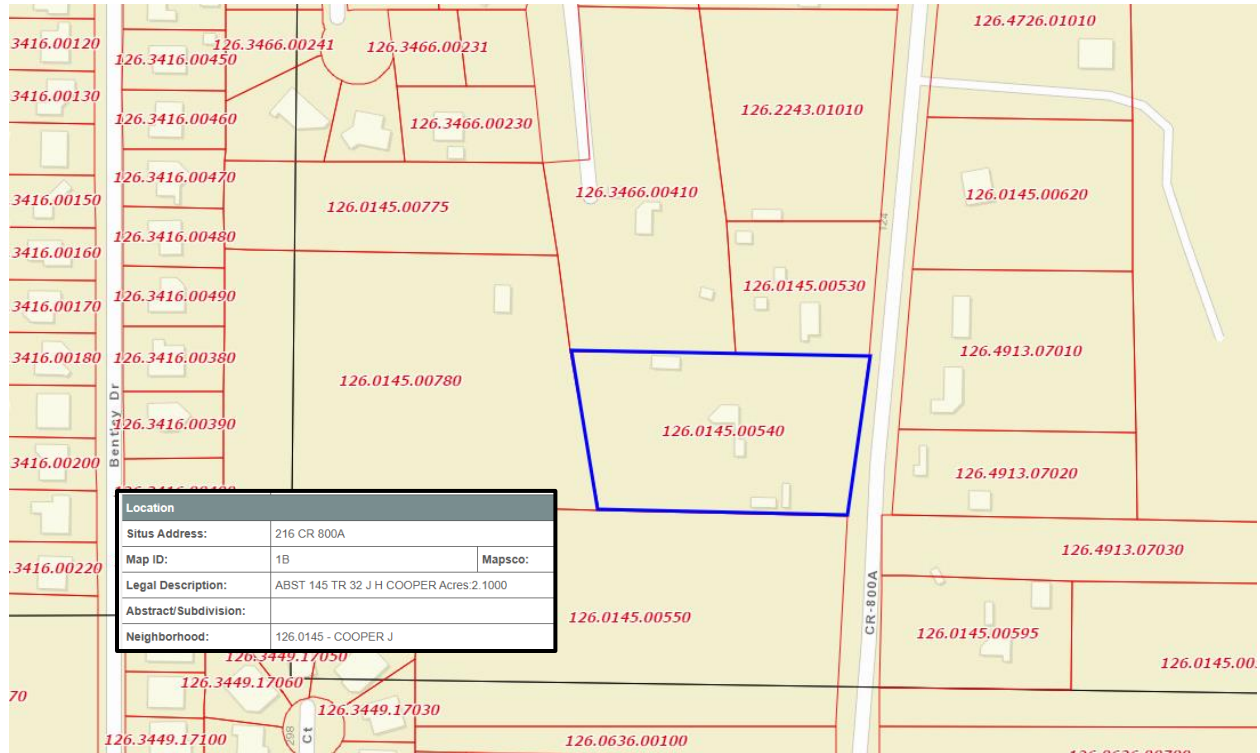
THENCE S 04°00'00" W, 233.46 FEET WITH SAID CR 800A TO A PK NAIL SET FOR THE SOUTHEAST CORNER OF HEREIN TRACT AND THE NORTHEAST CORNER OF SAID QUIRINO TRACT;

THENCE WEST, AT A DISTANCE OF 46.22 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING IN ALL A TOTAL DISTANCE OF 396.23 FEET (DEED- 395.55 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.266 ACRES (98,712 SQUARE FEET) OF LAND.





## Vicinity Map



B.C.  
B.L.  
D.E.  
D/W  
E.T.  
F.F.  
I.P.F.  
I.R.F.  
I.R.S.  
I.L.E.

■ Brick Column

■ Building Line

■ Drainage Easement

■ Driveway

■ Electric Transformer

■ Fence Post

■ Iron Pipe Found

■ Iron Rod Found

■ Iron Rod Set

■ Maintenance Easement

P.A.E.  
P.O.S.E.

■ Public Access Easement

■ Public Open Space Easement

R.O.W.  
R.W.  
S.E.  
U.E.  
X.T.R.W.  
O.H.E.

■ Right of Way

■ Retaining Wall

■ Sight Easement

■ Utility Easement

■ Railroad Tie Retaining Wall

■ Overhead Electric

///= Wood Fence

○= Chain Link Fence

□= Iron Fence

—X—= Wire Fence

( )= Record Data

( )= Bearing Bases

⊠= Covered porch, Entrance or Deck

■ Concrete

■ Gravel

■ Wood Deck, Porch

■ Brick

■ Stone or Rock

LEGEND OF ABBREVIATIONS AND SYMBOLS

Scale: 1"=40'

02030406080

SCALE IN FEET

APPROVED:

CHAIRMAN  
PLANNING & ZONING COMMISSION

DATE

ATTEST:

CITY SECRETARY, CITY OF JOSHUA

CITY OF JOSHUA

SITE MAP

(NOT TO SCALE)

1.1 HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LYRA MEADOWS ADDITION 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

NOTES:

1. ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TRESS, SHURBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JOSHUA, SHALL HAVE HE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SUCH EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, 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.

2. THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

3.ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0160 J, DATED DECEMBER 04, 2012, THIS TRACT IS IN ZONE X, WHICH IS NOT IN THE 1% ANNUAL CHANCE FLOOD.

4. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT AND 1 BLOCK.

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

6. 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.

7. 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.

8. WAIVER OF CLAIM FOR THE CITY OF JOSHUA 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.

9. NOTES:  
THIS LOT IS SUBJECT TO THE FOLLOWING EASEMENTS/AGREEMENTS:  
CF# 19599085309, CF# 19649079515, CF# 197209211493, CF# 20170019804, CF# 20190026376 CF# 2019-26376, CF# 2017-19804, O.P.R.J.C.T.

ESTATES OF CHRISTINE M. FULLER  
INST. NO. 2024-20680  
D.R.J.C.T.

BETTY L. WINKLEMAN  
INST. NO. 2024-33039  
D.R.J.C.T.

BRENDA CHITTM  
INST. NO. 2023-30819  
D.R.J.C.T.

WILLIAM E. VANDEVENDER  
VOL. 3117, PG. 372  
D.R.J.C.T.

TRUSTEE WIMM REVOCABLE LIVING TRUST  
BARBARA J WIMM  
INST. NO. 16649  
D.R.J.C.T.

MELINDA WOLFF  
INST. NO. 11629  
D.R.J.C.T.

PLAT RECORDED IN INSTURMENT # \_\_\_\_\_, YEAR \_\_\_\_\_

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

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS \_\_\_\_\_

DEPUTY \_\_\_\_\_

SURVEYOR:  
FULLER LAND SURVEYING  
2411 GARDEN PARK CT  
ARLINGTON, TEXAS 76013  
ORDERS@FLDSURVEY.COM

OWNER:  
CINDY PUTMAN  
513 FOREST EDGE STREET  
BURLESON TEXAS 76028  
817-805-3167

STATE OF TEXAS  
COUNTY OF JOHNSON

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LYRA MEADOWS addition to the City of Joshua, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the LYRA MEADOWS addition have been notified and signed this plat.

I (we) further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

Owner for LYRA MEADOWS \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CINDY PUTMAN OF WJP & CGP INVESTMENTS, LLC, A CORPORATION KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT CINDY PUTMAN BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, ACTING AS THE DULY AUTHORIZED AGENT FOR WJP & CGP INVESTMENTS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 3R BLOCK 4 LYRA MEADOWS, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS AND I DO HEREBY DEDICATE TO RIGHTS OF WAY AND EASEMENTS SHOWN HEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

CINDY PUTMAN \_\_\_\_\_

OWNERS CERTIFICATE

STATE OF TEXAS –  
COUNTY OF JOHNSON –

WHEREAS, WJP & CGO INVESTMENTS, LLC; ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNERS OF A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND INCLUDING LOTS 3 AND 4 EASTHILL SUBDIVISION AS RECORDED VOLUME 426, PG. 643, DEED RECORDS OF JOHNSON COUNTY, TEXAS AND A PORTION OF JOSHUA BOULEVARD CLOSED BY INSTRUMENT RECORDED IN VOLUME 470, PG. 643, DEED RECORDS OF JOHNSON COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEYED TO WJP & CGP INVESTMENTS LLC, RECORDED IN INST. NO. 2024-22473, DEED RECORDS OF JOHNSON COUNTY, TEXAS, (DRJCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF HEREIN TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ESTATES OF CHRISTINE M. FULLER, RECORDED IN INST. NO. 2024-20680, DRJCT, SAID IRON ROD ALSO BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TEODORO & BLANCA ESTEL DE QUIRINO, RECORDED IN INST. NO. 2025-3072, DRJCT;

THENCE N 11°38'11" W (BEARING BASIS), 223.14 FEET WITH THE EAST LINE OF SAID FULLER TRACT TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF HEREIN TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BETTY L. WINKLEMAN, RECORDED IN INST. NO. 2024-33039, DRJCT;

THENCE N 89°26'03" E, 459.56 FEET WITH SAID SOUTH LINE OF WINKLEMAN TRACT TO A PK NAIL SET FOR THE NORTHEAST CORNER OF HEREIN TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BRENDA CHITTM, RECORDED IN INST. NO. 2023-30819, DRJCT, ALSO BEING IN C.R. 800A (VARIABLE WIDTH ROW);

THENCE S 04°00'00" W, 233.46 FEET WITH SAID CR 800A TO A PK NAIL SET FOR THE SOUTHEAST CORNER OF HEREIN TRACT AND THE NORTHEAST CORNER OF SAID QUIRINO TRACT;

THENCE WEST, AT A DISTANCE OF 46.22 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING IN ALL A TOTAL DISTANCE OF 396.23 FEET (DEED- 395.55 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.266 ACRES (98,712 SQUARE FEET) OF LAND.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ROBERT L. POUND, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PREPARED THIS PLAT OF THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL MONUMENTS FOR LOT CORNERS, ANGLE POINT, AN POINTS OF CURVATURE SHOWN THEREON AS "SET" WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA.

FINAL PLAT SHOWING  
LOT 3R, BLOCK 4  
LYRA MEADOWS

AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS AND BEING SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS & BEING A REPLAT OF LOTS 3 AND 4, BLOCK 4, EASTHILL SUBDIVISION AS RECORDED IN VOL. 426, PG. 643 AND A PORTION OF JOSHUA ROAD ABANDONMENT AS RECORDED IN VOL. 470, PG. 643, JOHNSON COUNTY TEXAS AND CONTAINING 2.266 ACRES/98,712 SQ. FT OF LAND

I RESIDENTIAL LOT

DATE OF PREPARATION - 4/26/25

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TAX CERTIFICATE FOR ACCOUNT : 126-0145-00540

PAGE 1 OF 1

AD NUMBER: R000004620

DATE : 4/25/2025

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 16575043

**PROPERTY DESCRIPTION****COLLECTING AGENCY**

ABST 145|TR 32|J H COOPER

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0000216 CR 800A

2.1 ACRES

**REQUESTED BY****PROPERTY OWNER**

CYNTHIA PUTMAN

WJP &amp; CGP INVESTMENTS LLC

513 FOREST EDGE ST  
BURLESON TX 760280000513 FOREST EDGE ST  
BURLESON TX 760280000

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

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

CURRENT VALUES			
LAND MKT VALUE:	131,750	IMPROVEMENT :	31,886
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	163,636	LIMITED VALUE:	0
EXEMPTIONS: 23.231 Circuit Breaker Limitation			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2024	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2024	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2024	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2024	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2024	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2024	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2024 SUB TOTAL							\$0.00

**TOTAL CERTIFIED TAX DUE 4/2025 : \$0.00**

ISSUED TO :

CYNTHIA PUTMAN

ACCOUNT NUMBER:

126-0145-00540

CERTIFIED BY :



, JOHNSON COUNTY

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

