



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
OCTOBER 05, 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. City Secretary to administer the Oath of Office to newly appointed commissioners.
2. Discuss, consider, and possible action on the appointment of the Chairperson and Vice-Chairperson for a one-year term.
3. Discuss, consider, and possible action on the August 3, 2026, meeting minutes.
4. Discuss, consider, and possible action on approving an ordinance amending the City of Joshua Zoning Ordinance, Section 5.07, "Reserved," of Article 5, "Permitted Uses," found in Chapter 14, "Zoning," to establish location and operating requirements for food trucks.
5. Discuss, consider, and possible action on approving a preliminary plat regarding 106.951 acres of land known as Lots 1-52, 53X, 54X and 55X, Block 1, La Paloma Estates situated in the George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas, located at 5040 Wagon Wheel Road.

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.

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CERTIFICATE:

I hereby certify that the above agenda was posted on September 24, 2026, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
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

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 am.

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.

Motion made by Commissioner Purdom to approve. Seconded by Commissioner Rayburn.

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

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.

Commissioner Gibson opened the public hearing at 6:31 p.m.

Asst. City Manager Maldonado read the public hearing statement into the record.

The owner stated that the requested change would allow them to keep a horse on the property.

Commissioner Gibson closed the public hearing at 6:33 p.m.

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.

Motion made by Commissioner Torrez to approve. Seconded by Commissioner Allred Sr.

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

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.

Item 3.

Motion made by Commissioner Purdom to approve. Seconded by Commissioner Rayburn.

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

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:37 pm

Approved: October 5, 2026

Brent Gibson, Chair

ATTEST:

Alice Holloway, TRMC, MMC



**Planning & Zoning Agenda
October 5, 2026**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving an ordinance amending the City of Joshua Zoning Ordinance, Section 5.07, “Reserved,” of Article 5, “Permitted Uses,” found in Chapter 14, “Zoning,” to establish location and operating requirements for food trucks.

Background Information:

The City adopted its current food truck ordinance in 2023. That ordinance includes both permitting requirements and standards for where food trucks may locate and operate. Due to changes in state law concerning mobile food vendors, the City Attorney has prepared ordinances to repeal the current Chapter 4 food truck regulations and place the applicable zoning standards in the Zoning Ordinance.

Analysis:

The proposed zoning amendment carries forward the City’s existing standards for food truck locations and operations, including property owner permission, restroom access, parking, fire lanes, and the 72-hour limit. Placing these provisions in the Zoning Ordinance would allow the City to continue applying its zoning requirements while updating its separate business regulations to reflect state law.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Assistant City Manager

Staff recommends approval.

Attachments:

- 1. Ordinance**
- 2. Redline**

CITY OF JOSHUA, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, ADOPTING NEW LOCATIONAL AND OPERATIONAL REGULATIONS FOR FOOD TRUCKS BY AMENDING EXISTING SECTION 5.07, “RESERVED,” OF ARTICLE 5, “PERMITTED USES,” OF THE CITY’S ZONING ORDINANCE, FOUND IN CHAPTER 14, “ZONING,” OF THE CODE OF ORDINANCES OF THE CITY OF JOSHUA, TEXAS, AND REPLACING IT WITH A NEW SECTION 5.07, “FOOD TRUCKS”; MAKING FINDINGS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Joshua is a home rule city acting under its charter adopted by the electorate pursuant of Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City is authorized and empowered to enforce ordinances necessary to protect the welfare of its inhabitants; and

WHEREAS, with the approval of House Bill No. 2844 by the Texas Legislature, and signed by the Governor in 2025, effective July 1, 2026, all mobile food vendors must be licensed with the Texas Department of State Health Services and moreover, pursuant to Section 437B.003 of the Texas Health and Safety Code, all municipal authority to prohibit or regulate mobile food vendors has been expressly preempted, except to the extent noted in Title 25, Chapter 226 of the Texas Administrative Code, which specifically authorizes municipal enforcement of zoning regulations relative to food trucks; and

WHEREAS, the City Council deems it necessary to retain specified zoning rules and regulations for mobile food vendors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Joshua and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, Section 5.7, “Reserved,” of Article 5, “Permitted Uses,” of the City’s Zoning Ordinance found in Chapter 14, “Zoning,” is hereby repealed and replaced with a new Section 5.7, “Food Trucks,” to be read as follows:

“§ 5.7 Food Trucks

The following regulations shall apply to any food truck within the city:

1. Any food truck must be located on a parcel which is appropriately zoned for commercial development.
2. Any food truck shall be located on a parcel where an existing permanent business operates in a building which possesses a valid certificate of occupancy.
3. Food truck vendors shall provide the City with a copy of written permission from the property owner to allow the operation of a food truck and to allow the food truck and its customers access to a commercially plumbed public restroom on-site.
4. A food truck vendor shall submit a site plan depicting the location of the food truck on the property.
5. Any food truck shall be located within five hundred feet (500') of an entrance of a primary building that holds the certificate of occupancy.
6. No food truck, its merchandise, advertising, or seating shall obscure traffic sight visibility.
7. No food truck shall be allowed to sell or service food on any public street, sidewalk, or other public right-of-way unless approved in writing by the City of Joshua.
8. No food truck shall not operate in a driveway or fire lane.
9. A food truck, including any applicable seating, may operate in parking spaces in a commercially zoned individual property, parcel, tract or platted lot, if the required parking remains in compliance with the City's parking regulations.
10. A food truck shall not remain on any parcel for more than seventy-two (72) hours in any seven (7) day period.
11. A drive-through is not permitted in conjunction with a food truck and shall not provide a drive-through service of any kind.
12. A food truck shall be equipped with a self-closing lidded, trash receptacle. The trash receptacle must be placed outside next to the food truck for use by the patrons of the food truck. The area around the food truck shall be kept clean and free from litter, garbage, and debris.
13. Temporary connections to potable water are prohibited. Water shall be from an internal tank, and electricity shall be from a generator or an electrical outlet via a portable cord that is in conformance with the Electrical Code as adopted by the City of Joshua.

14. Except as otherwise limited by the City of Joshua Code of Ordinances, or other City codes, a food truck may utilize outside seating consisting of a portable table and a seating capacity of not to exceed four (4).
15. Special events sponsored by the city, lasting no longer than 72 hours, and required to be permitted by the city shall be subject to any food truck regulations enforced by the city for such special event.”

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Joshua, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00), and each and every day such violation shall continue shall constitute a separate offense.

SECTION 6

This Ordinance shall be in full force and effect from and after its passage and it is so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, ON THIS ____ DAY OF _____, 2026.

Scott Kimble, Mayor

ATTEST:

Alice Holloway, City Secretary

APPROVED AS TO FORM:

Terrence S. Welch, City Attorney

ARTICLE 4.04

~~FOOD TRUCKS¹~~

~~§ 4.04.001. Definitions.~~

~~Edible goods.~~ A type of goods sold for human consumption that includes, but is not limited to:

- ~~(1) Prepackaged food, including, but not limited to candy, beverages, chips, popsicles and ice cream; and/or~~
- ~~(2) Prepared food, including, but not limited to shaved ice, sandwiches, pizza, barbecue, tacos, and desserts.~~

~~Food truck vendor.~~ An individual or entity that sells edible goods for human consumption from a food truck.

~~Food truck.~~ A truck, cart, trailer or kitchen mounted on a chassis and that is capable of being moved with a motorized or nonmotorized unit, including without limitation, a self-contained motorized unit that sells edible goods.

~~Sell.~~ The act of exchanging a good for a profit or in return for a donation.
(Ordinance 877-2023 adopted 12/21/2023)

~~§ 4.04.002. Adoption of Texas food establishment rules.~~

~~The city hereby adopts by reference the provisions of the current rules, or rules as may be amended from time to time, by the Executive Commissioner of the State Health and Human Services Commission, found in 25 Texas Administrative Code, section 228.221, as amended, regarding the regulation of food trucks.~~
(Ordinance 877-2023 adopted 12/21/2023)

~~§ 4.04.003. Permit and application.~~

- ~~(a) Permit.~~ A food truck vendor shall have a valid food truck permit ("permit") that has been issued by the city in order to sell edible goods within the city.
- ~~(b) Application.~~ A food truck vendor must apply for a permit on a form promulgated by the city. A food truck vendor must apply separately for each food truck it intends to operate within the city. Once the city manager or his or her designee ("city manager") determines that the permit application is complete, the city manager must review the application and notify the applicant if the permit application meets the requirements of this article within 10 business days.
- ~~(c) Permit form.~~ A permit application must include the following information to be complete:
 - ~~(1) Payment of the permit fee.~~
 - ~~(2) Name of applicant, address and telephone number or other contact information.~~

¹ Editor's Note - Former Article 4.04 Pertaining To Junk And Secondhand Dealers And Deriving From Ordinance 105-77 Adopted 7/9/77, Was Repealed And Deleted In Its Entirety By Ordinance 578-2013 Adopted 8/15/13.

- ~~(3) Sales tax number with a copy of sales tax permit.~~
 - ~~(4) If applicable, a signed permission or notarized affidavit from the private property owner granting permission for the application to locate a mobile food unit(s) on his or her property.~~
 - ~~(5) Name, phone number and driver's license number of business owner and any employee managing the mobile food unit.~~
 - ~~(6) Description of edible goods to be sold.~~
 - ~~(d) Permit application process. The permit application shall be processed as follows:~~
 - ~~(1) The permit application shall be submitted to the city.~~
 - ~~(2) The permit application shall be reviewed by the city manager to determine whether the application is complete and eligible for review. The city manager shall review a complete permit application to determine whether it meets the requirements of this section.~~
 - ~~(3) The city manager shall approve a permit application that meets the mobile food vendor requirements set forth in this section.~~
 - ~~(4) The city manager shall deny a permit application that does not meet the mobile food vendor requirements set forth in this section.~~
- ~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~§ 4.04.004. Permit fee.~~

- ~~(a) The fee for a permit shall be twenty five dollars (\$25.00). A food truck vendor must obtain a separate permit for each food truck it operates within the city.~~
 - ~~(b) A permit shall be valid for no longer than seventy two (72) hours.~~
- ~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~§ 4.04.005. Food truck requirements.~~

~~The following regulations shall apply to a permit holder operating a food truck within the city:~~

- ~~(1) Location.~~
 - (A) All food trucks must be located on a parcel which is appropriately zoned for commercial development.
 - (B) Any food truck shall be located on a parcel where an existing permanent business operates in a building which possesses a valid certificate of occupancy.
 - (C) Food truck vendors shall provide the city with a copy of written permission from the property owner to allow the operation of a food truck and to allow the food truck and their customers access to a commercially plumbed public restroom on-site.
 - (D) A food truck vendor shall submit a site plan depicting the location of the food truck

City of Joshua, TX

~~§ 4.04.005~~

§ 4.04.006

on the property; and shall secure a current food handler card(s) from Johnson or Tarrant County, providing copies of these documents to the city.

- (E) Food trucks shall be located within five hundred feet (500') of an entrance of a primary building that holds the certificate of occupancy.
- (F) No food trucks, their merchandise, advertising, or seating shall obscure traffic sight visibility.
- (G) No food trucks operating under this article shall be allowed to sell or service food on any public street, sidewalk, or other public right-of-way unless approved in writing by the city.
- (H) Food trucks shall not operate in driveways or fire lanes.
- (I) Food trucks, including any applicable seating may operate in parking spaces in a commercially zoned individual property, parcel, tract or platted lot, if the required parking for the center remains in compliance with the city's parking regulations. A site plan indicating the specific location is required.
- (J) Food trucks shall not remain on any parcel for more than seventy-two (72) hours in any seven-day period.

~~(2) Licensing. All food trucks shall have a valid vehicle registration, motor vehicle operator's license, proof of vehicle liability insurance, a state sales tax permit and meet all other state law licensing requirements.~~

~~(3) Operational issues.~~

- (A) A drive-through is not permitted in conjunction with the food truck and shall not provide a drive-through service of any kind.
- (B) Food trucks shall be equipped with a self-closing lidded, trash receptacle. The trash receptacle must be placed outside next to the food truck for use by the patrons of the truck. The area around the food truck shall be kept clean and free from litter, garbage, and debris.
- (C) Temporary connections to potable water are prohibited. Water shall be from an internal tank, and electricity shall be from a generator or an electrical outlet via a portable cord that is in conformance with the electrical code as adopted by the city.
- (D) Except as otherwise limited by the city's code, or other city codes, a food truck may utilize outside seating consisting of a portable table and a seating capacity of not to exceed four (4).

(Ordinance 877-2023 adopted 12/21/2023)

§ 4.04.006. Offenses.

~~(a) It shall be unlawful for a food truck vendor directly or through an agent or employee to sell edible goods from a food truck within the corporate limits of the city unless it holds a valid permit.~~

City of Joshua, TX

§ 4.04.006

§ 4.04.007

~~(b) It shall be unlawful for a food truck vendor directly or through an agent or employee to misrepresent on the permit application any acts that are regulated under this article.~~

~~(c) It shall be unlawful for a food truck vendor directly or through an agent or employee to allow a food truck to operate that does not comply with the Texas food Establishment Rules, as amended.~~

~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~**§ 4.04.007. Penalty.**~~

~~The violation of or noncompliance with this article by any person, firm, association of persons, company, corporation, or their agents, servants, or employees shall be punishable as a misdemeanor and upon conviction, such person, firm, association, company, corporation or their agents servants or employees shall be fined a sum not less than one dollar (\$1.00) but shall not exceed two thousand dollars (\$2,000.00), and each day any violation or noncompliance continues shall constitute a separate and distinct offense.~~

~~(Ordinance 877-2023 adopted 12/21/2023)~~



**Planning & Zoning Agenda
October 5, 2026**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a preliminary plat regarding 106.951 acres of land known as Lots 1-52, 53X, 54X and 55X, Block 1, La Paloma Estates situated in the George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas, located at 5040 Wagon Wheel Road.

Background Information:

History: The subject property has never been platted.

Zoning: This property is zone (R-1L) Single Family Residential 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 52 residential lots, 2 open spaces and 1 private street lot.

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

Transportation: Right-of-way dedications along CR 1023 are being dedicated by this plat. This will be a gated private community with a private street to be maintained by an HOA.

Financial Information:

NA

City Contact and Recommendations:

This plat appears to meet the minimum requirements for a preliminary plat as set forth in the City of Joshua Subdivision Ordinance. Therefore, we recommend approval of the preliminary plat.

Prepared By:

Nora Fussner, Director of Economic Development

Attachments:

1. Preliminary Plat Application
2. Legal Description
3. Vicinity Map
4. Johnson County Special Utility District Letter
5. Preliminary Plat of La Paloma Estates
6. Tax certificate

PROPERTY DESCRIPTION:

WHEREAS, **Raining Red, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain 106.951-acre (4,658,781-square-foot) tract of land situated in the George Casseland Survey, Abstract Number 173, Johnson County, Texas; said tract being a portion of that certain tract of land described in General Warranty Deed to Raining Red, LLC (hereinafter referred to as Raining Red tract), as recorded in Instrument Number 2026-21465, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 106.951-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with shiner stamped "TNP" found in asphalt pavement at the intersection of the east right-of-way line of County Road 1023 (a variable-width right-of-way) and the south right-of-way line of County Road 1023 (a variable-width right-of-way); said point being the northwest corner of said Raining Red tract;

THENCE North 89 degrees 54 minutes 36 seconds East with the north line of said Raining Red tract and the south right-of-way line of said County Road 1023, and along the south edge of a possible gap or gore, a distance of 2,755.26 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;

THENCE into and crossing said Raining Red tract for the following **16** courses:

1. South 09 degrees 48 minutes 18 seconds West, a distance of 67.15 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
2. South 70 degrees 24 minutes 46 seconds East, a distance of 366.48 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
3. South 19 degrees 35 minutes 14 seconds West, a distance of 250.00 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
4. North 70 degrees 39 minutes 06 seconds West, a distance of 186.58 feet to the beginning of a non-tangent curve to the left having a chord bearing and distance of North 74 degrees 19 minutes 21 seconds West, 60.02 feet;
5. In a westerly direction with said non-tangent curve to the left having a central angle of 03 degrees 21 minutes 19 seconds, a radius of 1,025.00 feet, and an arc distance of 60.02 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner at the beginning of a non-tangent curve to the right having a chord bearing and distance of South 34 degrees 55 minutes 16 seconds East, 78.85 feet;

- 6.** In a southerly direction with said non-tangent curve to the right having a central angle of 82 degrees 09 minutes 29 seconds, a radius of 60.00 feet, and an arc distance of 86.04 to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 7.** South 72 degrees 06 minutes 53 seconds East, a distance of 13.29 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 8.** South 00 degrees 00 minutes 00 seconds West, a distance of 154.52 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 9.** South 18 degrees 44 minutes 42 seconds East, a distance of 419.50 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 10.** South 23 degrees 34 minutes 22 seconds West, a distance of 284.41 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 11.** South 34 degrees 37 minutes 09 seconds West, a distance of 316.01 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner at the beginning of a non-tangent curve to the right, having a chord bearing and distance of South 11 degrees 54 minutes 25 seconds West, 107.10 feet;
- 12.** In a southerly direction with said non-tangent curve to the right having a central angle of 126 degrees 22 minutes 11 seconds, a radius of 60.00 feet, and an arc distance of 132.33 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 13.** North 75 degrees 09 minutes 01 second East, a distance of 299.77 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 14.** South 14 degrees 47 minutes 37 seconds East, a distance of 270.45 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 15.** South 75 degrees 09 minutes 01 second West, a distance of 329.32 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
- 16.** South 00 degrees 46 minutes 58 seconds West, a distance of 103.66 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;

corner in the south of said Raining Red tract and in the north line of that certain tract of land described in a General Warranty Deed to R&J Rumfield Properties, LLC (hereinafter referred to as R&J Rumfield Properties tract), as recorded in Instrument Number 2024-32933, O.P.R.J.C.T.;

THENCE North 89 degrees 58 minutes 33 seconds West with the common line between said Raining Red tract and said R&J Rumfield Properties tract, at a distance of 843.13 feet passing a stone found at the northwest corner of said R&J Rumfield Properties tract and the northeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Michael Martin (hereinafter referred to as Martin tract), as recorded in Instrument Number 2011-30616, O.R.P.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Martin tract, at a distance of 1,296.51 feet passing the northwest corner of said Martin tract and the northeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Concrete Investments, LLC (hereinafter referred to as Concrete Investments tract), as recorded in Instrument Number 2016-18678, O.R.P.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Concrete Investments tract for a total distance of 1,747.80 feet to a 4.5-inch metal fence post found for corner; said point being the southerly southwest corner of said Raining Red tract and the southeast corner of that certain tract of land described as Lot 2, Westfall Addition (hereinafter referred to as Lot 2), an addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 9, Page 805, P.R.J.C.T.;

THENCE North 00 degrees 55 minutes 26 seconds West, departing the north line of said Concrete Investments tract, with the common line between said Raining Red tract and said Lot 2, at a distance of 225.35 feet passing the northeast corner of said Lot 2 and the southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Gene Johnson and Glenda Ruth Johnson (hereinafter referred to as Johnson tract), as recorded in Volume 1286, Page 346, D.R.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Johnson tract for a total distance of 571.75 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Johnson tract and the southeast corner of that certain tract of land described in a Special Warranty Deed to Sheri Darlene Taylor (hereinafter referred to as Taylor tract), as recorded in Instrument Number 2025-20648, O.P.R.J.C.T.;

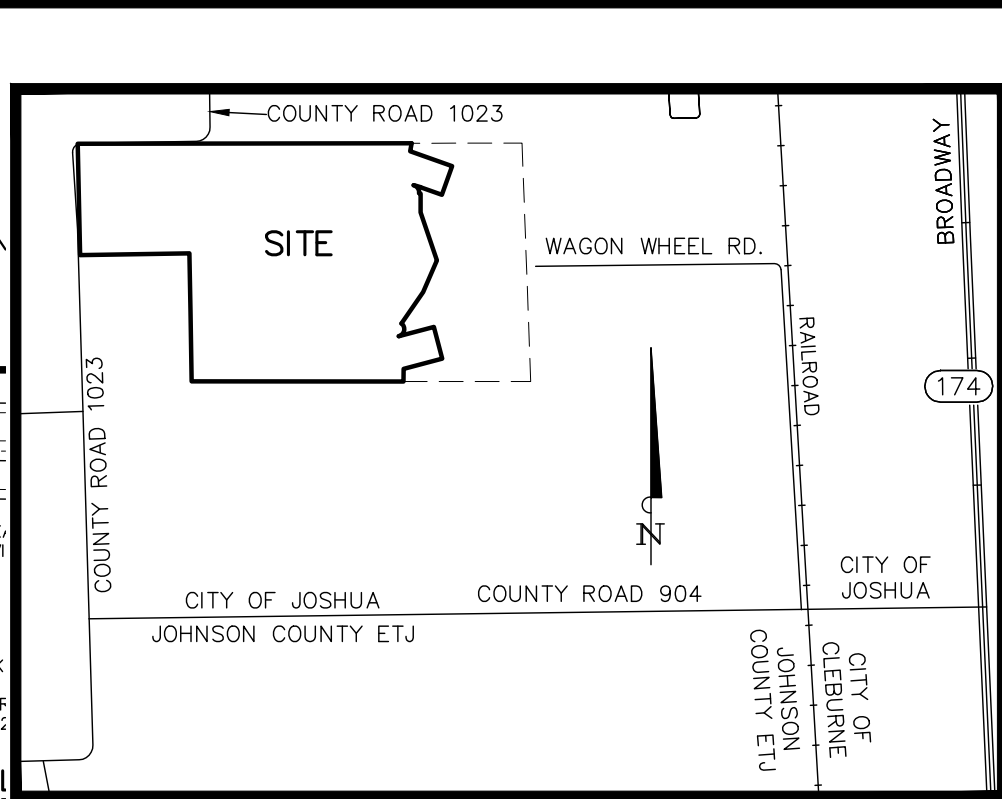
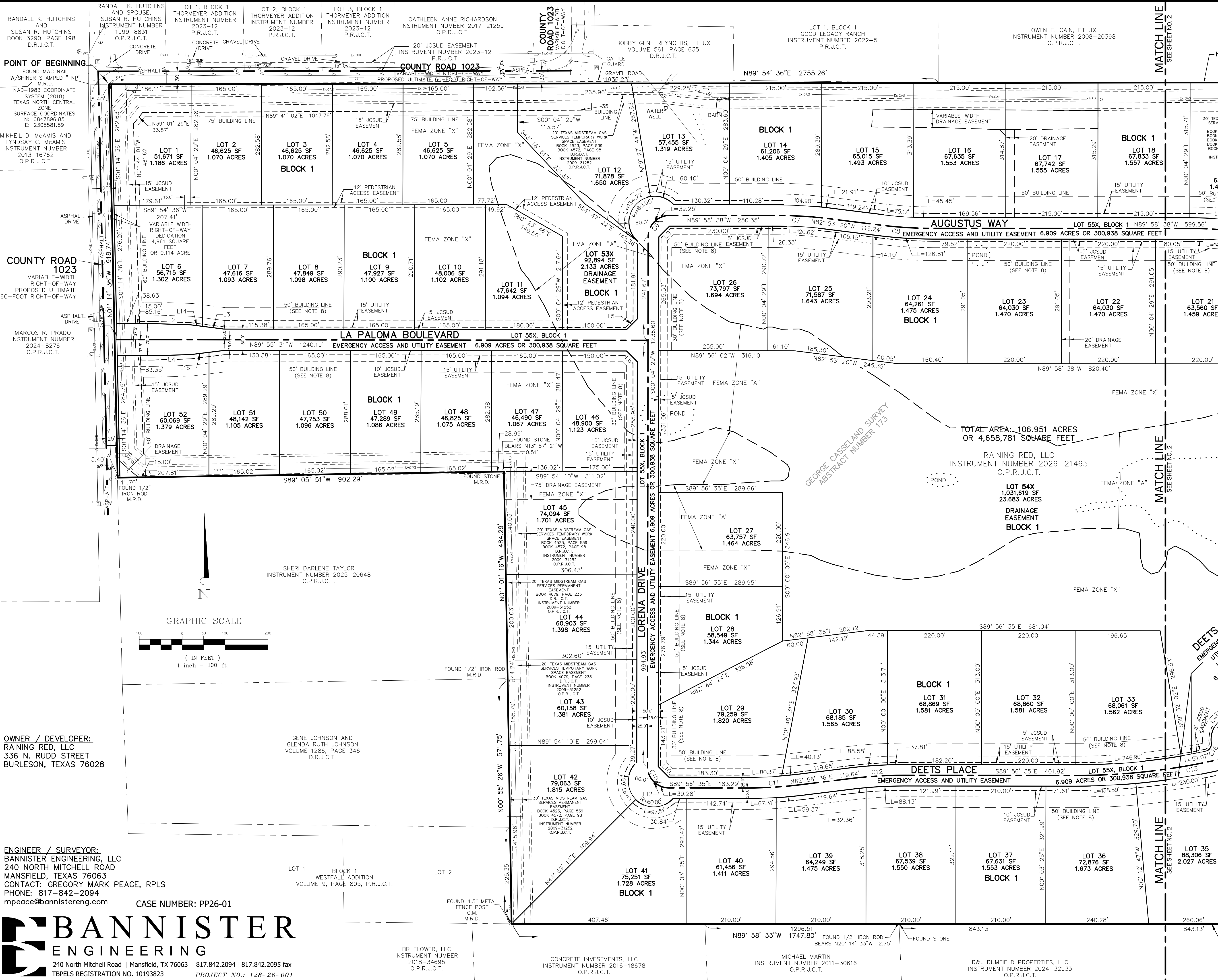
THENCE North 01 degree 01 minute 16 seconds West with the common line between said Raining Red tract and said Taylor tract, a distance of 484.29 feet to a stone found for corner; said point being the northeast corner of said Taylor tract and the inner-ell corner of said Raining Red tract;

THENCE South 89 degrees 05 minutes 51 seconds West, continuing with the common line between said Raining Red tract and said Taylor tract, a distance of 902.29 feet to a

1/2-inch iron rod found for corner in the east right-of-way line of said County Road 1023; said point being the westerly southwest corner said Raining Red tract and the northwest corner of said Taylor tract;

THENCE North 01 degree 14 minutes 36 seconds West with the common line between said Raining Red tract and the east right-of-way line of said County Road 1023, a distance of 918.74 feet to the **POINT OF BEGINNING**, and containing a calculated area of 106.951 acres (4,658,781 square feet) of land.

B:\Clients\128 (Varricho)\128-26-001 (La Paloma Prelim Plat - Joshua)\Survey\02_CAD\128-26-001 Survey Base.dwg
9/18/2026 11:43:59 AM



VICINITY MAP
NOT TO SCALE
JOSHUA, TEXAS

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.J.C.T.	DEED RECORDS
P.R.J.C.T.	PLAT RECORDS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS
J.C.S.U.D.	JOHNSON COUNTY SPECIAL UTILITY DISTRICT
C.M.	CONTROLLING MONUMENT
M.R.D.	MONUMENT OF RECORD DIGNITY

General Notes:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances. Scale Factor: 1.000095979.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48251(CD160), dated December 4, 2012. The property appears to lie within Zone "X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "A", defined as "Base Flood Elevations determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All iron rods set (IRS) are 5/8-inch iron rod with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823".
- Open space lots, detention ponds and private streets conveyed to the Home Owners Association (HOA) by this plat.
- Selling a portion of any lot within this subdivision 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.
- Lots 6 & 52 shall not have direct access to County Road 1023.
- The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.
- Building Lines in this subdivision shall be in accordance with City of Joshua Zoning District R-1L - Single Family Residential - Large Lots.
- See Line and Curve Tables on Sheet 2.

PRELIMINARY PLAT
LOTS 1 - 52, 53X, 54X AND 55X, BLOCK 1
LA PALOMA ESTATES
106.951 acres situated in the
George Casseland Survey,
Abstract Number 173
City of Joshua,
Johnson County, Texas
52 Residential Lots,
2 Open Space Lots and 1 Private Street Lot
Preparation Date: July 2026
Revision Date: September 2026
SHEET 1 OF 3

OWNER / DEVELOPER:
RAINING RED, LLC
336 N. RUDD STREET
BURLESON, TEXAS 76028

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: GREGORY MARK PEACE, RPLS
PHONE: 817-842-2094
mpeace@bannistereng.com

CASE NUMBER: PP26-01

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPELS REGISTRATION NO. 10193823 PROJECT NO.: 128-26-001

LOT 1
BLOCK 1
WESTFALL ADDITION
VOLUME 9, PAGE 805, P.R.J.C.T.

BR FLOWER, LLC
INSTRUMENT NUMBER
2018-34695
O.P.R.J.C.T.

CONCRETE INVESTMENTS, LLC
INSTRUMENT NUMBER 2016-18678
O.P.R.J.C.T.

MICHAEL MARTIN
INSTRUMENT NUMBER 2011-30616
O.P.R.J.C.T.

R&J RUMFIELD PROPERTIES, LLC
INSTRUMENT NUMBER 2024-32933
O.P.R.J.C.T.

GENE JOHNSON AND
GLENDA RUTH JOHNSON
VOLUME 1286, PAGE 346
D.R.J.C.T.

FOUND 4.5" METAL
FENCE POST
C.M.
M.R.D.

LOT 42
79,063 SF
1.815 ACRES
30' TEXAS MIDSTREAM GAS
SERVICES PERMANENT
EASEMENT
BOOK 4523, PAGE 539
BOOK 4523, PAGE 98
D.R.J.C.T.
INSTRUMENT NUMBER
2009-31252
O.P.R.J.C.T.

LOT 43
60,158 SF
1.381 ACRES
30' TEXAS MIDSTREAM GAS
SERVICES PERMANENT
EASEMENT
BOOK 4523, PAGE 539
BOOK 4523, PAGE 98
D.R.J.C.T.
INSTRUMENT NUMBER
2009-31252
O.P.R.J.C.T.

LOT 44
60,903 SF
1.398 ACRES
30' TEXAS MIDSTREAM GAS
SERVICES PERMANENT
EASEMENT
BOOK 4079, PAGE 233
D.R.J.C.T.
INSTRUMENT NUMBER
2009-31252
O.P.R.J.C.T.

LOT 45
74,094 SF
1.701 ACRES
20' TEXAS MIDSTREAM GAS
SERVICES PERMANENT
EASEMENT
BOOK 4523, PAGE 539
BOOK 4523, PAGE 98
D.R.J.C.T.
INSTRUMENT NUMBER
2009-31252
O.P.R.J.C.T.

LOT 46
48,900 SF
1.123 ACRES
30' TEXAS MIDSTREAM GAS
SERVICES PERMANENT
EASEMENT
BOOK 4079, PAGE 233
D.R.J.C.T.
INSTRUMENT NUMBER
2009-31252
O.P.R.J.C.T.

LOT 47
46,490 SF
1.067 ACRES
75' DRAINAGE EASEMENT
FEMA ZONE "X"

LOT 48
46,825 SF
1.075 ACRES
10' JCSUD EASEMENT

LOT 49
47,289 SF
1.086 ACRES
10' JCSUD EASEMENT

LOT 50
47,753 SF
1.096 ACRES
10' JCSUD EASEMENT

LOT 51
48,142 SF
1.105 ACRES
10' JCSUD EASEMENT

LOT 52
60,069 SF
1.379 ACRES
10' JCSUD EASEMENT

LOT 53X
92,894 SF
2.133 ACRES
DRAINAGE EASEMENT
BLOCK 1

LOT 54
74,094 SF
1.701 ACRES
20' TEXAS MIDSTREAM GAS
SERVICES PERMANENT
EASEMENT
BOOK 4523, PAGE 539
BOOK 4523, PAGE 98
D.R.J.C.T.
INSTRUMENT NUMBER
2009-31252
O.P.R.J.C.T.

LOT 55
79,259 SF
1.820 ACRES
10' JCSUD EASEMENT

LOT 56
64,261 SF
1.475 ACRES
10' JCSUD EASEMENT

LOT 57
71,587 SF
1.643 ACRES
10' JCSUD EASEMENT

LOT 58
63,757 SF
1.464 ACRES
10' JCSUD EASEMENT

LOT 59
68,860 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 60
68,061 SF
1.562 ACRES
10' JCSUD EASEMENT

LOT 61
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 62
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 63
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 64
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 65
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 66
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 67
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 68
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 69
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 70
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 71
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 72
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 73
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 74
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 75
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 76
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 77
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 78
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 79
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 80
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 81
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 82
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 83
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 84
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 85
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 86
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 87
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 88
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 89
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 90
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 91
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 92
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 93
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 94
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 95
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 96
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 97
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 98
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 99
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 100
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 101
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 102
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 103
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 104
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 105
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 106
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 107
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 108
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 109
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 110
68,869 SF
1.581 ACRES
10' JCSUD EASEMENT

LOT 111
68,869 SF
1.581 ACRES
10' JCSUD

PROPERTY DESCRIPTION:

WHEREAS, **Raining Red, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain 106.951-acre (4,658,781-square-foot) tract of land situated in the George Cassland Survey, Abstract Number 173, Johnson County, Texas; said tract being a portion of that certain tract of land described in General Warranty Deed to Raining Red, LLC (hereinafter referred to as Raining Red tract), as recorded in Instrument Number 2026-21465, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 106.951-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with shiner stamped "TNP" found in asphalt pavement at the intersection of the east right-of-way line of County Road 1023 (a variable-width right-of-way) and the south right-of-way line of County Road 1023 (a variable-width right-of-way); said point being the northwest corner of said Raining Red tract;

THENCE North 89 degrees 54 minutes 36 seconds East with the north line of said Raining Red tract and the south right-of-way line of said County Road 1023, and along the south edge of a possible gap or gore, a distance of 2,755.26 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;

THENCE into and crossing said Raining Red tract for the following **16** courses:

1. South 09 degrees 48 minutes 18 seconds West, a distance of 67.15 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
2. South 70 degrees 24 minutes 46 seconds East, a distance of 366.48 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
3. South 19 degrees 35 minutes 14 seconds West, a distance of 250.00 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
4. North 70 degrees 39 minutes 06 seconds West, a distance of 186.58 feet to the beginning of a non-tangent curve to the left having a chord bearing and distance of North 74 degrees 19 minutes 21 seconds West, 60.02 feet;
5. In a westerly direction with said non-tangent curve to the left having a central angle of 03 degrees 21 minutes 19 seconds, a radius of 1,025.00 feet, and an arc distance of 60.02 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner at the beginning of a non-tangent curve to the right having a chord bearing and distance of South 34 degrees 55 minutes 16 seconds East, 78.85 feet;
6. In a southerly direction with said non-tangent curve to the right having a central angle of 82 degrees 09 minutes 29 seconds, a radius of 60.00 feet, and an arc distance of 86.04 to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
7. South 72 degrees 06 minutes 53 seconds East, a distance of 13.29 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
8. South 00 degrees 00 minutes 00 seconds West, a distance of 154.52 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
9. South 18 degrees 44 minutes 42 seconds East, a distance of 419.50 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
10. South 23 degrees 34 minutes 22 seconds West, a distance of 284.41 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
11. South 34 degrees 37 minutes 09 seconds West, a distance of 316.01 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner at the beginning of a non-tangent curve to the right, having a chord bearing and distance of South 11 degrees 54 minutes 25 seconds West, 107.10 feet;
12. In a southerly direction with said non-tangent curve to the right having a central angle of 126 degrees 22 minutes 11 seconds, a radius of 60.00 feet, and an arc distance of 132.33 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
13. North 75 degrees 09 minutes 01 second East, a distance of 299.77 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
14. South 14 degrees 47 minutes 37 seconds East, a distance of 270.45 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
15. South 75 degrees 09 minutes 01 second West, a distance of 329.32 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
16. South 00 degrees 46 minutes 58 seconds West, a distance of 103.66 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner in the south of said Raining Red tract and in the north line of that certain tract of land described in a General Warranty Deed to R&J Rumfield Properties, LLC (hereinafter referred to as R&J Rumfield Properties tract), as recorded in Instrument Number 2024-32933, O.P.R.J.C.T.;

THENCE North 89 degrees 58 minutes 33 seconds West with the common line between said Raining Red tract and said R&J Rumfield Properties tract, at a distance of 843.13 feet passing a stone found at the northwest corner of said R&J Rumfield Properties tract and the northeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Michael Martin (hereinafter referred to as Martin tract), as recorded in Instrument Number 2011-30616, O.R.P.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Martin tract, at a distance of 1,296.51 feet passing the northwest corner of said Martin tract and the northeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Concrete Investments, LLC (hereinafter referred to as Concrete Investments tract), as recorded in Instrument Number 2016-18678, O.R.P.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Concrete Investments tract for a total distance of 1,747.80 feet to a 4.5-inch metal fence post found for corner; said point being the southerly southwest corner of said Raining Red tract and the southeast corner of that certain tract of land described as Lot 2, Westfall Addition (hereinafter referred to as Lot 2), an addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 9, Page 805, P.R.J.C.T.;

THENCE North 00 degrees 55 minutes 26 seconds West, departing the north line of said Concrete Investments tract, with the common line between said Raining Red tract and said Lot 2, at a distance of 225.35 feet passing the northeast corner of said Lot 2 and the southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Gene Johnson and Glenda Ruth Johnson (hereinafter referred to as Johnson tract), as recorded in Volume 1286, Page 346, D.R.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Johnson tract for a total a distance of 571.75 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Johnson tract and the southeast corner of that certain tract of land described in a Special Warranty Deed to Sheri Darlene Taylor (hereinafter referred to as Taylor tract), as recorded in Instrument Number 2025-20648, O.P.R.J.C.T.;

THENCE North 01 degree 01 minute 16 seconds West with the common line between said Raining Red tract and said Taylor tract, a distance of 484.29 feet to a stone found for corner; said point being the northeast corner of said Taylor tract and the inner-ell corner of said Raining Red tract;

THENCE South 89 degrees 05 minutes 51 seconds West, continuing with the common line between said Raining Red tract and said Taylor tract, a distance of 902.29 feet to a 1/2-inch iron rod found for corner in the east right-of-way line of said County Road 1023; said point being the westerly southwest corner said Raining Red tract and the northwest corner of said Taylor tract;

THENCE North 01 degree 14 minutes 36 seconds West with the common line between said Raining Red tract and the east right-of-way line of said County Road 1023, a distance of 918.74 feet to the **POINT OF BEGINNING**, and containing a calculated area of 106.951 acres (4,658,781 square feet) of land.

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF JOHNSON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That **Raining Red, LLC** acting by and through Mike Varrichio, President, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **La Paloma Estates**, an addition to the City of Joshua, Johnson County, Texas, and do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand at _____, Texas, this the ____ day of _____, 2026.

Raining Red, LLC

By: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2026.

Notary Public, The State of Texas

Reviewed For Preliminary Approval:

Planning & Zoning Commission, Chairperson

Date:

Attest:

City Secretary, City of Joshua

Date:

SURVEYOR'S CERTIFICATE:

This is to certify that I, Gregory Mark Peace, of Bannister Engineering, 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 points, and points of curvature shown thereon as "set" were placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Joshua.

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

Gregory Mark Peace DATE:
Registered Professional Land Surveyor No. 6608



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a notary to the public of the State of Texas, on this day personally appeared Gregory Mark Peace, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2026.

Notary Public, The State of Texas

UTILITY EASEMENT RESTRICTION STATEMENT:

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.

PUBLIC OPEN SPACE EASEMENT RESTRICTION STATEMENT:

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.

DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT:

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.

WAIVER OF CLAIMS FOR DAMAGES:

The owners hereby waive any and all claims for damages against the City of Joshua 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.

APPROVALS:

1. I hereby certify that the above and foregoing plat of _____ Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the ____ day of _____, 2____.

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 _____, 2____.

City Secretary, City of Joshua

OWNER / DEVELOPER:
RAINING RED, LLC
336 N. RUDD STREET
BURLESON, TEXAS 76028

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: GREGORY MARK PEACE, RPLS
PHONE: 817-842-2094
mpeace@bannistereng.com

PRELIMINARY PLAT
LOTS 1 - 52, 53X, 54X AND 55X, BLOCK 1
LA PALOMA ESTATES

106.951 acres situated in the
George Casseland Survey,
Abstract Number 173
City of Joshua,
Johnson County, Texas
52 Residential Lots,
2 Open Space Lots and 1 Private Street Lot
Preparation Date: July 2026
Revision Date: Septemeber 2026
SHEET 3 OF 3

CASE NUMBER: PP26-01

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPELS REGISTRATION NO. 10193823 PROJECT NO.: 128-26-001

TAX CERTIFICATE FOR ACCOUNT : 126-0173-02190
 AD NUMBER: R000069703
 GF NUMBER:
 CERTIFICATE NO : 17891332

COLLECTING AGENCY

Johnson County
 P O BOX 75
 CLEBURNE TX 76033-0075

REQUESTED BY

TEAGUE NALL & PERKINS INC

5237 N RIVERSIDE DR STE 100
 FT WORTH TX 76137

DATE : 7/17/2026
 FEE : \$10.00

PROPERTY DESCRIPTION

ABST 173|TR 9|G CASSALAND

0005040 WAGON WHEEL RD
 18.9342 ACRES

PROPERTY OWNER

TEAGUE NALL & PERKINS INC

5237 N RIVERSIDE DR STE 100
 FT WORTH TX 76137

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:	1,969	IMPROVEMENT :	0
AG LAND VALUE:	348,314	DEF HOMESTEAD:	0
APPRAISED VALUE:	350,283	LIMITED VALUE:	0
EXEMPTIONS:	Ag 1D1		
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:

TEAGUE NALL & PERKINS INC
 126-0173-02190

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 : 126-0173-02180
 AD NUMBER: R000005300
 GF NUMBER:
 CERTIFICATE NO : 17891331

COLLECTING AGENCY

Johnson County
 P O BOX 75
 CLEBURNE TX 76033-0075

REQUESTED BY

TEAGUE NALL & PERKINS INC

5237 N RIVERSIDE DR STE 100
 FT WORTH TX 76137

DATE : 7/17/2026
 FEE : \$10.00

PROPERTY DESCRIPTION

ABST 173|TR 10|G CASSALAND

PAGE 1 OF 1

0005040 WAGON WHEEL RD
 125.31 ACRES

PROPERTY OWNER

TEAGUE NALL & PERKINS INC

5237 N RIVERSIDE DR STE 100
 FT WORTH TX 76137

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:	13,032	IMPROVEMENT :	0
AG LAND VALUE:	2,305,199	DEF HOMESTEAD:	0
APPRAISED VALUE:	2,318,231	LIMITED VALUE:	0
EXEMPTIONS: Ag 1D1			
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 : TEAGUE NALL & PERKINS INC
 ACCOUNT NUMBER: 126-0173-02180

CERTIFIED BY : _____

, JOHNSON COUNTY

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





Plat Review

Date: August 13, 2026

To: Phil Varrichio

From: Kim Wilson

Subject: La Paloma Estates

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

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

- ☐ No infrastructure is needed, and the development can connect to the JCSUD System.
- ☐ Required to connect by installing required taps and/or road crossings.
- ☐ Required to install infrastructure listed below:
- ☒ Development has submitted a Non-Standard Application/Utility Plans and will be required to follow the JCSUD Development Process.

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

Sincerely,

Kimberly J Wilson

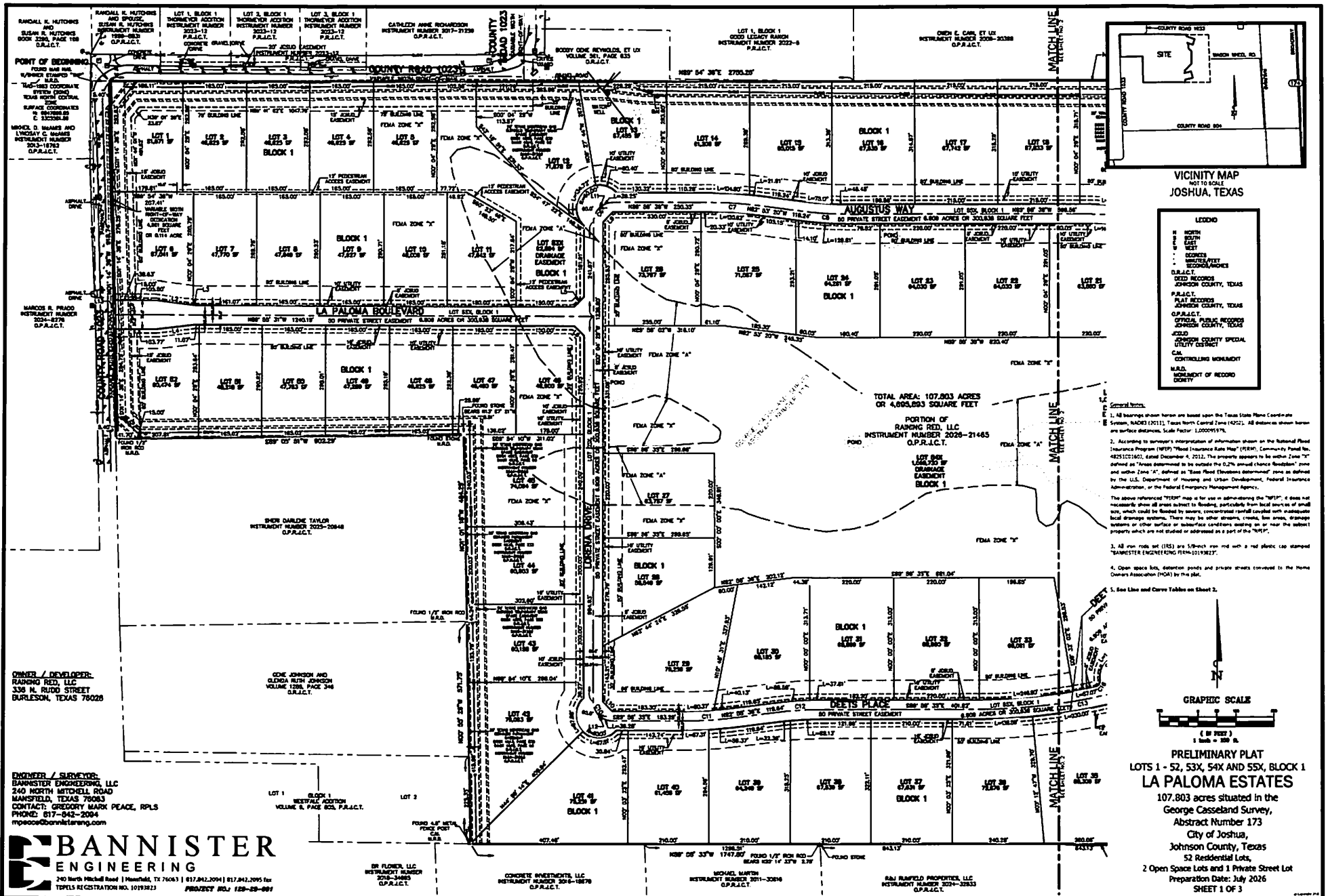
Easement Analyst

(817) 760-5204

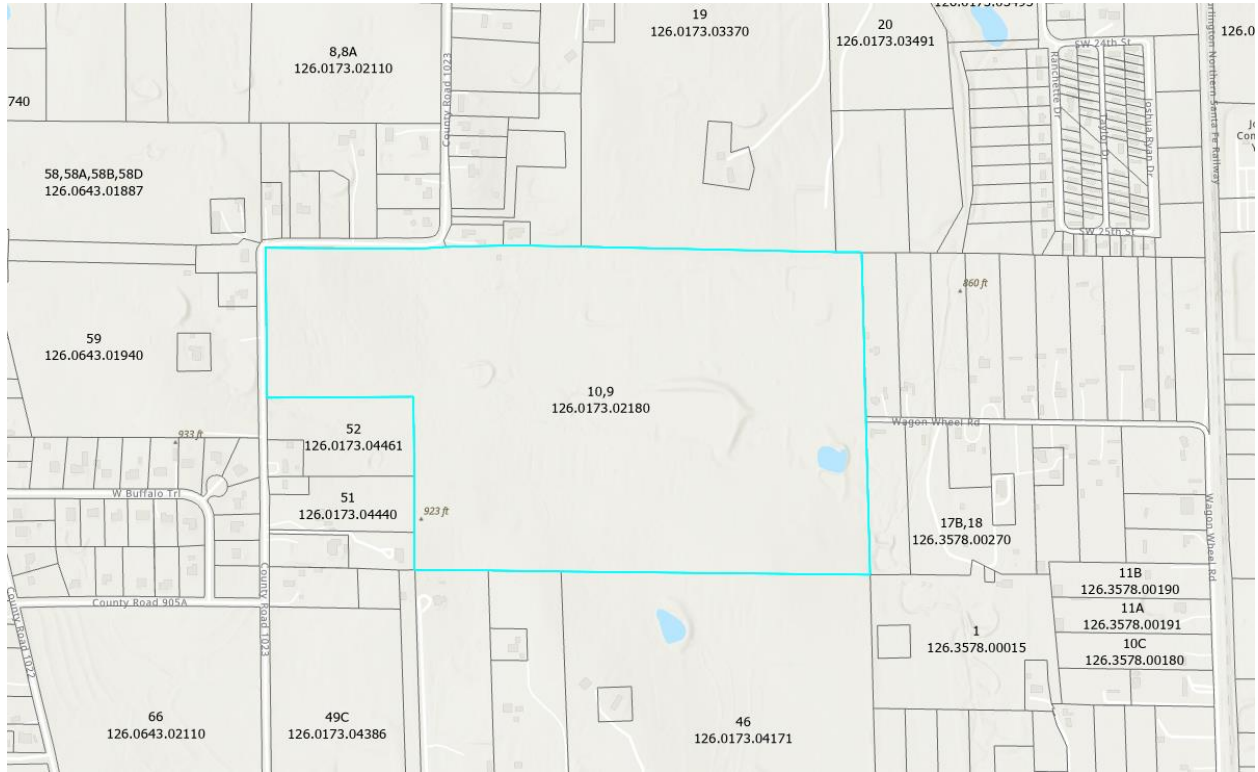
Enclosure: Submitted Plat for Approval

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

JCSUD.com



Vicinity Map



City of Joshua Development Services Universal Application

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

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

PROJECT INFORMATION

Project Name: La Paloma

52 R Lots

Project Address (Location): 5040 Wagon Wheel

Existing Zoning: R1L Proposed Zoning: _____

Existing Use: AG Proposed Use: SF - 1 acre min.

Existing Comprehensive Plan Designation: _____ Gross Acres: 107.803

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: Trey Spillers Jefferson Spillers Company: Joshua144 LLC.

Address: _____ Tel: _____ Fax: _____

City: Burleson State: TX ZIP: 76028 Email: _____

Property Owner: Trey Spillers Company: Raining Red, LLC

Address: _____ Tel: _____ Fax: _____

City: Burleson State: TX ZIP: 76028 Email: _____

Key Contact: Cody Brooks Company: Bannister Engineering

Address: _____ Tel: _____ Fax: _____

City: Mansfield State: TX ZIP: 76063 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)

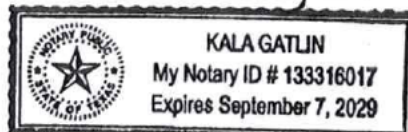
Print or Type Name: Jefferson U Spillers III "Trey"

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 July 2026

Notary Public

Signature: Kala Gatlin



Date: 7-16-2026

For Departmental Use Only

26-00532-01
Case No.: PP26-01

Project Manager: Cody Brooks

Total Fee(s): \$ 670.00
2,500.00 Dep

Check No.: 4625 + 10.00 cash

Date Submitted: 7-17-26

Accepted By: _____

Date of Complete Application: _____