



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
AUGUST 01, 2022
6:30 PM**

The Planning & Zoning Commission will hold a meeting on August 1, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/81044511651?pwd=NVRvcII0OWhMYXNQZzFuNXM4ejdRZz09>

Meeting ID: 810 4451 1651 Passcode: 719242

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

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 meeting minutes of the July 5, 2022, meeting.
2. Discuss, consider, and possible action on approving a Replat regarding 1.92 acre of land known as lot 5R, Block 2, Bandy Addition, E.M. Thomason Survey, Abstract No. 827, City of Joshua, Johnson County, Texas located at 521 N. Main St. to allow for the construction of an accessory building.
3. Discuss, consider, and possible action on approving a Final Plat regarding 1.987 acre of land known as Lots 1 & 2, Block 1, Varela Addition, George Wright Survey, Abstract No. 916, City of Joshua, Johnson County, Texas located at 116 Trailwood Dr. to allow for the construction of a residential single-family home.

4. Discuss, consider, and possible action on approving a Replat regarding .1876 acres of land known as Lot 2R, Block 3, Crowder Acreage Addition, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 512 S. Broadway to correct an overlap in deed boundaries.

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, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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 817/558-7447.

CERTIFICATE:

I hereby certify that the above agenda was posted on the 29th day of July 2022, by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JULY 05, 2022
6:30 PM

Planning & Zoning Commission Members Present:

Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Jerry Moore, Place 3, Richard Connally, Place 4; and Bryan Sears, Place 6

Planning & Zoning Commission Members Absent:

Billy Jenkins, Place 7

City Staff Present:

Aaron Maldonado, Development Services Director and Alice Holloway, City Secretary (virtual)

The Planning & Zoning Commission will hold a meeting on July 05, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas. Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

https://us02web.zoom.us/j/82195499811?pwd=LoiBP_t0peh3yBj7MN9Yw2jpkr0atv.1

Meeting ID: 821 9549 9811 Passcode: 062491

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. CITIZENS FORUM

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

NA

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the meeting minutes of June 6, 2022.

Motion made by Commissioner Moore to approve the meeting minutes of June 6, 2022, seconded by Commissioner Mauldin.

Voting Yea: Commissioner Gibson, Commissioner Mauldin, Commissioner Gage, Commissioner Moore, Commissioner Connally, and Commissioner Sears.

2. Public hearing on a request for a zoning change regarding approximately 2.2945 acre of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located in the 1000 Block of South Broadway, to change from (JSOD) Joshua Station Overlay District to the (PD) Planned Development District to allow for a restaurant and retail development.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

Commissioner Gibson opened the public hearing at 6:32. Development Services Director Maldonado read the following statement:

A preliminary plat of Joshua Station Addition was approved in 2008. The subject property is referred to as Lot 7 & 8, as per the preliminary plat and will be platted as such. This property is located within the Joshua Station Overlay District and as properties develop, they need to have a Planned Development designation and Detailed Site Plan approved prior to construction.

This property is zoned (JSOD) Joshua Station Overlay District.

The proposed development of this property is to allow for a restaurant and retail development. The proposed building will be 9,834 square feet.

The requirements of a detailed site plan include specific information related to engineering and other transportation issues. Because this property requires to be final platted, the City has agreed that these matters be part of the final platting review process.

No other comments were made. Commissioner Gibson closed the public hearing at 6:33 pm.

3. Discuss, consider, and possible action on a request for a zoning change regarding approximately 2.2945 acre of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located in the 1000 Block of South Broadway, to change from (JSOD) Joshua Station Overlay District to the (PD) Planned Development District to allow for a restaurant and retail development.

Motion made by Commissioner Moore to approve the zoning change request regarding approximately 2.2945 acre of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located in the 1000 Block of South Broadway, to change from (JSOD) Joshua Station Overlay District to the (PD) Planned Development District to allow for a restaurant and retail development, seconded by Commissioner Sears.

Voting Yea: Commissioner Gibson, Commissioner Mauldin, Commissioner Gage, Commissioner Moore, Commissioner Connally, and Commissioner Sears.

4. Discuss, consider, and possible action on approving a final plat regarding 53.616 acre of land known as Lots 15-28, C, Block 1; Lots 15-53, B, C, Block 3; Lots 1-18, Block 4; Lots 1-24, Block 5; Lots 1-24, Block 6; Lots 1-24, Block 7, Mockingbird Hills Addition, Phase 2, in the W.W Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 804 W. FM 917 to allow for the construction of a residential subdivision.

Motion made by Commissioner Moore to approve a final plat regarding 53.616 acre of land known as Lots 15-28, C, Block 1; Lots 15-53, B, C, Block 3; Lots 1-18, Block 4; Lots 1-24, Block 5; Lots 1-24, Block 6; Lots 1-24, Block 7, Mockingbird Hills Addition, Phase 2, in the W.W Byers Survey, Abstract No. 29, seconded by Commissioner Sears.

Voting Yea: Commissioner Gibson, Commissioner Mauldin, Commissioner Gage, Commissioner Moore, Commissioner Connally, and Commissioner Sears.

5. Discuss, consider, and possible action on approving a final plat regarding 2.2945 acre of land, Lots 7 & 8, Block 1, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas. This property is located in the 1000 Block of South Broadway to allow for a restaurant and retail development.

Motion made by Commissioner Sears to approve a final plat regarding 2.2945 acre of land, Lots 7 & 8, Block 1, in the George Casseland Survey, Abstract No. 173, seconded by Commissioner Gage.

Voting Yea: Commissioner Gibson, Commissioner Mauldin, Commissioner Gage, Commissioner Moore, Commissioner Connally, and Commissioner Sears.

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:39 pm.

Brent Gibson, Chair

ATTEST: _____
Alice Holloway, City Secretary

Approved: August 1, 2022



**Planning & Zoning Agenda
August 1, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Replat regarding 1.92 acre of land known as lot 5R, Block 2, Bandy Addition, E.M. Thomason Survey, Abstract No. 827, City of Joshua, Johnson County, Texas located at 521 N. Main St. to allow for the construction of an accessory building.

Background Information:

History: The subject property was platted as lots 5&6 in 1961.

Zoning: This property is zoned as (C1) Restricted Commercial but its current use is a legal non conforming residential use.

Analysis: The replat is combining lots 5&6 into 1 lot to allow for the construction of an accessory building.

5.5.3 ADDITIONAL CONDITIONS FOR CERTAIN ACCESSORY USES. Accessory uses are permitted in any zoning district, but only in connection with, incidental to, and on the same lot with, a primary building which is in use and permitted in such district.

Utilities: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

Transportation: No 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 replat as set forth in the City of Joshua Subdivision Ordinance therefore, we recommend approval.

Attachments:

Item 2.

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Final Plat Bandy Addition

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 type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input checked="" 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: Robbie Runfield

Project Address (Location): 521 N MAIN

Existing Zoning: C-2 Proposed Zoning: C-2

Existing Use: R-1 Proposed Use: R-1

Existing Comprehensive Plan Designation: _____ Gross Acres: _____

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

APPLICANT INFORMATION

Applicant: Robbie Runfield Company: _____

Address: 521 N MAIN Tel: 817-475-9800 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: Robbie.Runfield@joshuatx.com

Property Owner: Robbie Runfield Company: Runfield

Address: 608 CR 914 Tel: 817-475-9800 Fax: _____

City: Burleson State: TX ZIP: 76029 Email: Robbie.Runfield@joshuatx.com

Key Contact: Robbie Runfield Company: _____

Address: _____ Tel: _____ Fax: _____

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

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

SIGNATURE: [Signature]

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

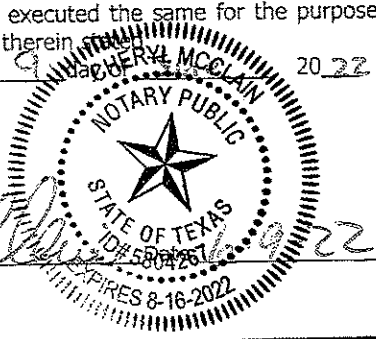
Print or Type Name: Robbie Runfield

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 9 day of August, 2022

[Signature]
Notary Public

Signature [Signature]



For Departmental Use Only

Case No.: RP-2022-05

Project Manager: 22-00514-01

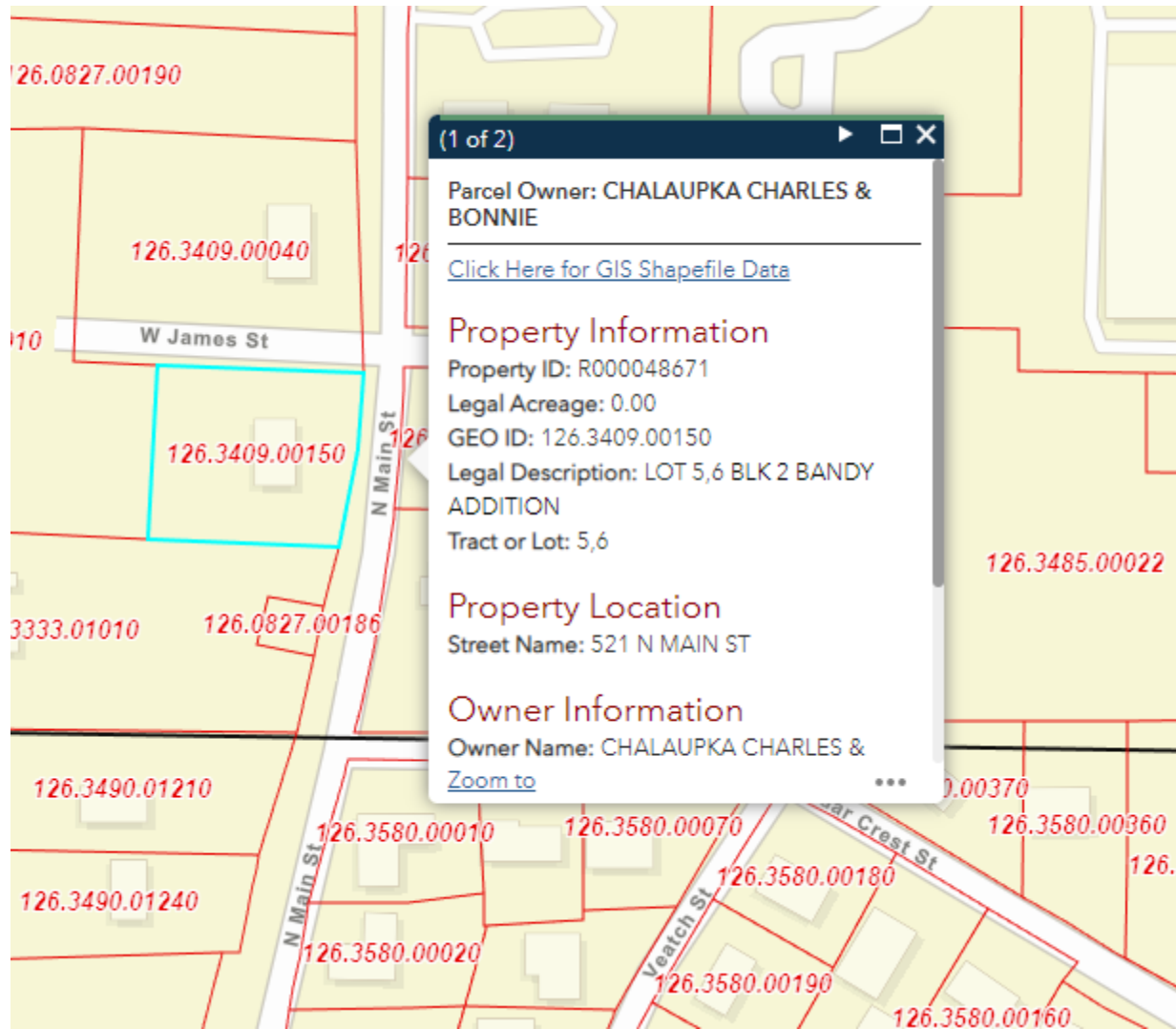
Total Fee(s): 3000.00

Check No.: Card

Date Submitted: 6/9/22

Accepted By: CAUTION

Date of Complete Application: 6.29.22





July 19, 2022

Location: Bandy Addition
Lot 5R Block 2
N Main St, Joshua TX

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

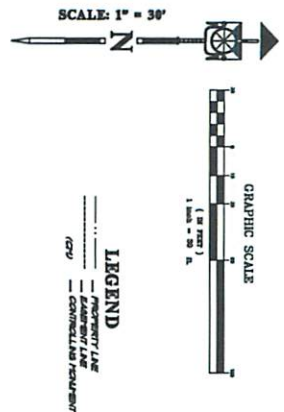
Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A minor plat was submitted for review to the District. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval



<p><i>Recommended for Final Approval:</i> City of Austin, Johnson County, Texas</p>	
<p>Approved _____</p>	<p>Date _____</p>
<p>City Manager / Acting Commissioner _____</p>	<p>Date _____</p>
<p>Attest: _____</p>	<p>Date _____</p>
<p>City Secretary _____</p>	<p>Date _____</p>
<p>Mayor, City of Austin, Texas _____</p>	<p>Date _____</p>
<p>Attest: _____</p>	<p>Date _____</p>
<p>City Secretary Date _____</p>	<p>Date _____</p>

City Secretary



according to the Flood Insurance Rate Map for Johnson County. Taxes and incorporated areas. Community Mutual Insurance Co. 1990. 1990. 1990.

NOTE: BEACHES CLOSED PER DEED RECORDED IN DOC NO. 2004-0017, D.P.U.C.
NOTE: THIS PROPERTY IS ZONED C1 (UNIMPL/COMMERCIAL).

NOTE: NO UTILITIES REQUIRED, ALL ADJOINING PROPERTIES ARE ZONED C1
NOTE: NO BUILDING HEIGHT GREATER THAN 40' PER ZONING

NOTES: ELECTRIC IS PROVIDED.
NOTES: BATHING IS PROVIDED BY PORTAL COUNTRY RESORTS. USE FOR DISCOUNT.

NOTE: NO FINCHES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN A CRANIAL

NOTES: RECORD THE TYPE OF WATER OR CONSTRUCTION MATERIALS WITH EXISTENTS IS PROVIDED.

NOTES AND EDITED COMMENTS OR DISCUSSIONS SHOULD BE SUBMITTED TO THE EDITOR, JOURNAL OF POST KEYNESIAN ECONOMICS, 1000 UNIVERSITY AVENUE, SUITE 100, NEWTON, MA 02459, U.S.A. (E-MAIL: edmunds@postkeynesian.com).

NOTE: THE RIVER CROSSING WILL CORRELATE WITH THE CITY ROAD IMPROVEMENT IN THE FUTURE. THE RIVER CROSSING WILL BE IMPROVED BY THE ROAD IMPROVEMENT TO BE ALIGNED ON ACROSS AND LOT 1.

AND ALL SUCH PROPOSALS SHALL CONFORM TO OR EXCEED THE STANDARDS ESTABLISHED BY THE CITY.

NOTE: A waiver of claim for damages against the City occasioned by the establishment of the surface of any portion of existing streets and alleys to the grade shown on the above map.

11. How many times have you been in a fight?

Case No.	HR2023-03
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OWEN:
Kendall Properties Inc.
P.O. Box 1807
Northbrook, Texas 76067
Phone (817)-238-7910
rob@owenfrida.com

THIS PLAT RECORDED IN
VOLUME _____ PAGE _____ REC'D _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

[illegible][illegible][illegible][illegible]

I hereby declare that this was and accurate plot made from a survey under the provisions of the Act of March 3, 1879, and that the same is a true and correct copy of the original as the same is now on file in the office of the Surveyor General of the Territory of New Mexico. I further declare that the same is a true and correct copy of the original as the same is now on file in the office of the Surveyor General of the Territory of New Mexico. I further declare that the same is a true and correct copy of the original as the same is now on file in the office of the Surveyor General of the Territory of New Mexico.

Dorinda L. Tucker, RTT, L.D. MA, PhD

distinctly, he understood, a *Norfolk Public* and for the said County and State on this day personally appeared Daniel L. Tucker, 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 considerations therein expressed and in the legally Danish edition given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public

Final Plat
Lot 5R, Block 2
Bandy Addition
A 1.92 acres replat of Lot 5 and 6, Block 2
Bandy Addition
N M Thompson Street Alhambra No. 897



NOTE: A waiver of claim for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision."

NOTE: THE DEVELOPER WILL COMPLY WITH THE CITY REQUIREMENTS IN THE PROPOSED SUBDIVISION AND ALL SUCH PROPOSALS SHALL CONFORM TO OR EXCEED THE STANDARDS FOR SUCH IMPROVEMENTS PRESCRIBED BY THE CITY.

NOTE: THE DEVELOPER WILL COMPLY WITH THE CITY REQUIREMENTS IN THE PROPOSED SUBDIVISION AND ALL SUCH PROPOSALS SHALL CONFORM TO OR EXCEED THE STANDARDS FOR SUCH IMPROVEMENTS PRESCRIBED BY THE CITY.

NOTE: ANY EXISTING CHANNELS OR DRAINAGE CHANNELS TRAVELING 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.

NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS WITHIN ANY DRAINAGE EASEMENTS IS PROHIBITED.

NOTE: ELECTRIC IS PROVIDED. NOTE: WATER IS PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.

NOTE: NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN A DRAINAGE EASEMENT. NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS WITHIN ANY DRAINAGE EASEMENTS IS PROHIBITED.

NOTE: BEARINGS BASED PER DEED RECORDED IN DOC 20308337, D.R.U.C.T.

NOTE: THIS PROPERTY IS Zoned C1 (General Commercial).

NOTE: NO SETBACKS REQUIRED. ALL ADJOINING PROPERTIES ARE ZONED C1.

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and incorporated areas, Community Panel No.4235(C060) effective date December 4, 2010, this property is located in Zone "X".

Areas determined to be outside the 0.2% chance floodplain).

General Notes

NOTE: ELECTRIC IS PROVIDED.

NOTE: WATER IS PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT.

NOTE: NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN A DRAINAGE EASEMENT. NOTE: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS WITHIN ANY DRAINAGE EASEMENTS IS PROHIBITED.

NOTE: BEARINGS BASED PER DEED RECORDED IN DOC 20308337, D.R.U.C.T.

NOTE: THIS PROPERTY IS Zoned C1 (General Commercial).

NOTE: NO SETBACKS REQUIRED. ALL ADJOINING PROPERTIES ARE ZONED C1.

Vicinity Map

(Subject Site N.T.S.)





**Planning & Zoning Agenda
August 1, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Final Plat regarding 1.987 acre of land known as Lots 1 & 2, Block 1, Varela Addition, George Wright Survey, Abstract No. 916, City of Joshua, Johnson County, Texas located at 116 Trailwood Dr. to allow for the construction of a residential single-family home.

Background Information:

History: The subject property is in Abstract as the legal description and has never been platted.

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

Analysis: The Final Plat is creating a subdivision of the property for the construction of a single family residential home.

Utilities: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

Transportation: Rights-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 replat as set forth in the City of Joshua Subdivision Ordinance therefore, we recommend approval.

Attachments:

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Final Plat Varela Addition

Item 3.

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 |
| Minor Plat | | <input type="checkbox"/> Other _____ |

PROJECT INFORMATION

Project Name: Varela Addition

Project Address (Location): 116 Trailwood Dr, Joshua

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: _____ Proposed Use: _____

Existing Comprehensive Plan Designation: _____ Gross Acres: ~~1.957~~ 1.987 MA

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: LIVESTAR LAND SURVEYING Company: _____

Address: 3521 SW WILSHIRE BLVD Tel: 817-935-8701 Fax: _____

City: JOSHUA State: TX ZIP: 76038 Email: MARSHALL.MILLER@LIVESTARLANDSURVEYING.COM

Property Owner: Genaro Varela Company: _____

Address: 116 Trailwood Dr. Tel: 817-239-1472 Fax: _____

City: JOSHUA State: TX ZIP: 76058 Email: Varela.genarob5@gmail.com

Key Contact: Juan D. Arellano Company: _____

Address: 7004 Woodacre Rd Tel: 882-230-1240 Fax: _____

City: Fort Worth State: TX ZIP: 76133 Email: juwanoo@gmail.com

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

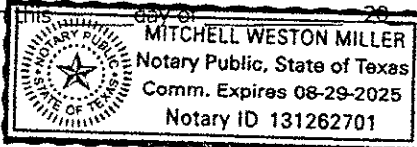
SIGNATURE: Genaro Varela
(Letter of authorization required if signature is other than property owner)

Print or Type Name: GENARO VARELA
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 _____ day of _____, 20__

Notary Public

Signature

Date: 5-4-2022



For Departmental Use Only

Case No.: 22-00488-01
FP - 2022-08

Project Manager: ME 0105

150.00 - Plat

Total Fee(s): 2,500.00 Dep

430627

Check No: 430626

Date Submitted: 5-31-22

Accepted By: UMC

Date of Complete Application: _____

OWNER'S CERTIFICATE**STATE OF TEXAS****COUNTY OF JOSHUA**

BEING A 1.987 ACRE TRACT OF LAND SITUATED IN THE GEORGE WRIGHT SURVEY, ABSTRACT NUMBER 916, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.987 ACRE TRACT OF LAND DESCRIBED BY DEED TO GENARO VARELA, RECORDED IN VOLUME 4253, PAGE 615, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE AT THE SOUTHEAST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2-B, TRAILWOOD ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 468, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTH LINE OF A CALLED 1.992 ACRE TRACT OF LAND DESCRIBED BY DEED TO RANDY W. FULLEN AND JOSETTE FULLEN, RECORDED IN VOLUME 3370, PAGE 740, DEED RECORDS, JOHNSON COUNTY, TEXAS;

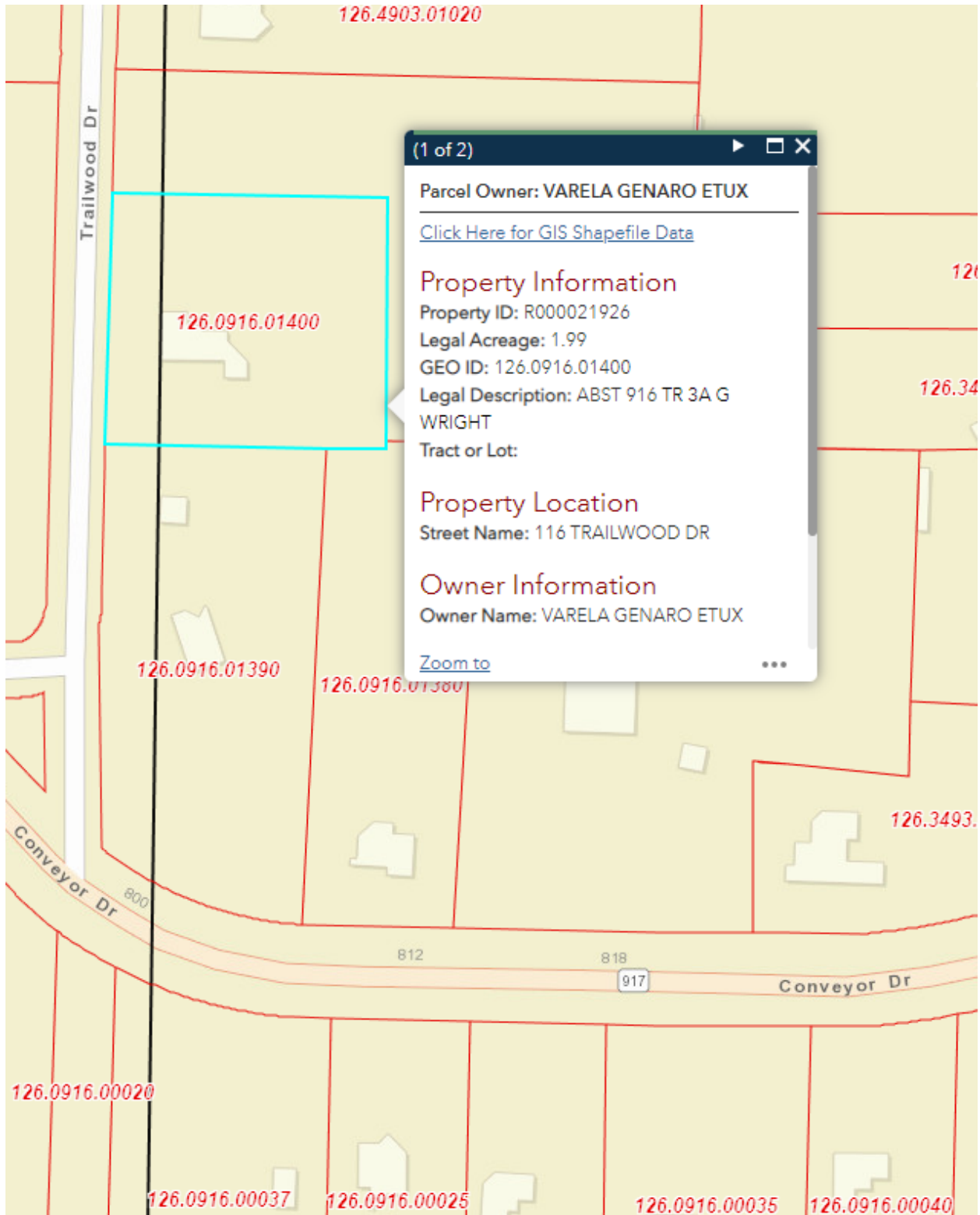
THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.992 ACRE TRACT AND THE NORTH LINE OF A CALLED 3.009 ACRE TRACT OF LAND DESCRIBED BY DEED TO YVAN JOEL RODRIGUEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-4982, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 60.56 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.992 ACRE TRACT, AT A DISTANCE OF 312.01 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE (LEFT – 0.70), AND CONTINUING IN ALL 331.45 FEET, TO A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF TRAILWOOD DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 01 DEGREES 03 MINUTES 46 SECONDS EAST, DEPARTING SAID COMMON LINE, ALONG THE WEST LINE OF SAID CALLED 1.987 ACRE TRACT, AND ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 263.92 FEET, TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID TRAILWOOD ESTATES;

THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.987 ACRE TRACT, BEING

COMMON WITH THE UPPER SOUTH LINE OF SAID TRAILWOOD ESTAES, A DISTANCE OF 324.46 FEET, TO A 1/2" IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING AN ELL CORNER IN THE UPPER SOUTH LINE OF SAID LOT 2-B;

THENCE SOUTH 00 DEGREES 27 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE LOWER WEST LINE OF SAID LOT 2-B, A DISTANCE OF 264.04 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.987 ACRES OR 86,562 SQUARE FEET OF LAND, MORE OR LESS.





July 7, 2022

Location: Valera Addition
Lot 1 & 2 Block 1
Trailwood Drive, Joshua TX

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A minor plat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

GENERAL NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
4. ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
5. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30") TO A HEIGHT OF TEN FEET (10') ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.
6. CITY OF JOSHUA IS NOT RESPONSIBLE FOR ANY CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
7. THERE IS A JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT ACROSS THIS PROPERTY - VOLUME 4285, PAGE 218, DUCT.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 4825C0180L DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS GENARO VARELA, OWNER OF A 1.987 ACRE TRACT OF LAND SITUATED IN THE GEORGE WRIGHT SURVEY, ABSTRACT NUMBER 916, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.987 ACRE TRACT OF LAND DESCRIBED BY DEED TO GENARO VARELA, RECORDED IN VOLUME 4253, PAGE 615, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2-8, TRAILWOOD ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 468, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTH LINE OF A CALLED 1.992 ACRE TRACT OF LAND DESCRIBED BY DEED TO RANDY W. FULLER AND JOSETTE FULLER, RECORDED IN VOLUME 3370, PAGE 740, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2-8, TRAILWOOD ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 468, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTH LINE OF A CALLED 1.992 ACRE TRACT OF LAND DESCRIBED BY DEED TO RANDY W. FULLER AND JOSETTE FULLER, RECORDED IN VOLUME 3370, PAGE 740, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 60.56 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.992 ACRE TRACT, AT A DISTANCE OF 312.01 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE (LEFT - 0.70), AND CONTINUING IN ALL 331.45 FEET, TO A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, AND BEING ON THE APPARENT EAST LINE OF TRAILWOOD DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY.

THENCE NORTH 01 DEGREES 03 MINUTES 46 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 1.987 ACRE TRACT, A DISTANCE OF 503.97 FEET, TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID TRAILWOOD ESTATES.

THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID TRAILWOOD ESTATES, A DISTANCE OF 324.45 FEET, TO A 1/2" IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING AN ELL CORNER IN THE UPPER SOUTH LINE OF SAID LOT 2-8;

THENCE SOUTH 00 DEGREES 27 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE LOWER WEST LINE OF SAID LOT 2-8, A DISTANCE OF 24.04 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.987 ACRES OR 86,562 SQUARE FEET OF LAND, MORE OR LESS.

NOW HEREBY KNOWN ALL MEN BY THESE PRESENTS:

THAT, GENARO VARELA, OWNER OF THE HEREIN DESCRIBED TRACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREABOVE DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, VALERA ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND I (WE) DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLICS USE UNLESS OTHERWISE NOTED.

GENARO VARELA

DATE: / /

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF , ON THIS DAY PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF , 2022.

NOTARY PUBLIC

MINOR PLAT OF
LOTS 1 & 2, BLOCK 1

VALERA ADDITION

BEING 1.987 ACRES OF LAND SITUATED IN THE GEORGE WRIGHT SURVEY, ABSTRACT NUMBER 916, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.

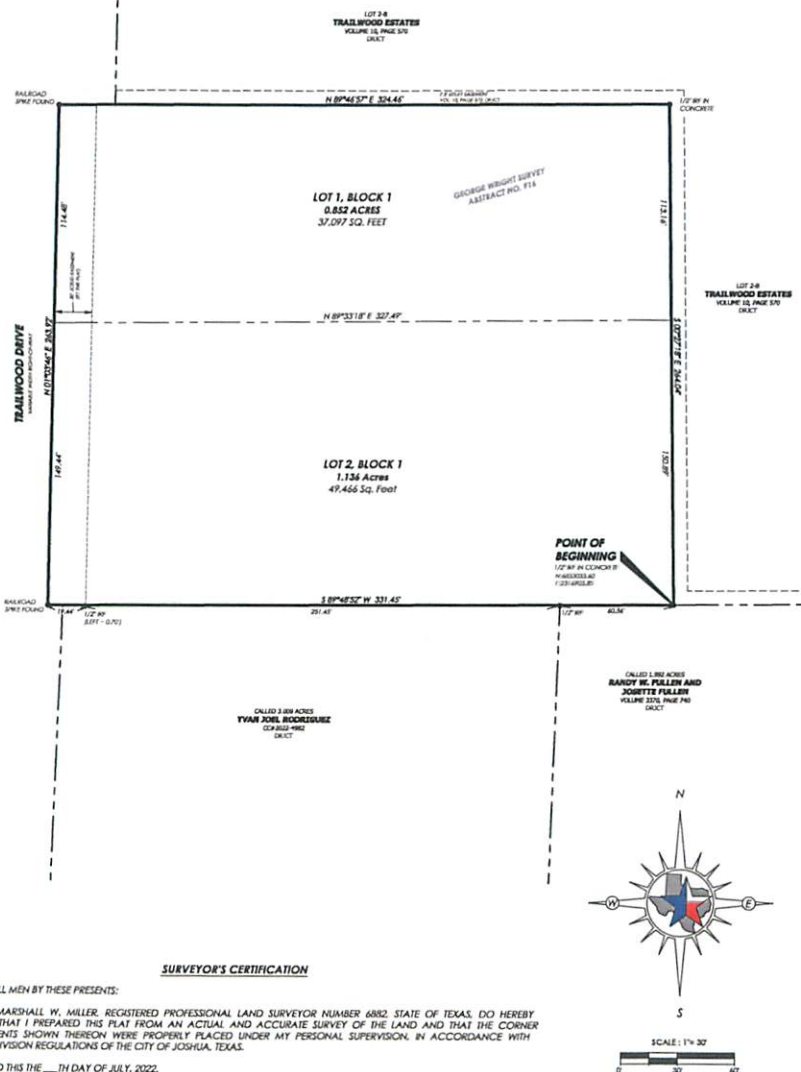
PREPARED: JULY, 2022



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA, TEXAS.

EXECUTED THIS THE DAY OF JULY, 2022.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

CITY CASE NO. MP2022-XX

PROJECT NUMBER: 220436 DATE: JULY 7, 2022
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

OWNER
GENARO VARELA
1116 TRAILWOOD
JOSHUA, TX 76058

LEGEND

CRK - DEED RECORDS, JOHNSON COUNTY, TEXAS
PLAT - PLAT RECORDS, JOHNSON COUNTY, TEXAS
CCH - COUNTY CLERK'S INSTRUMENT NUMBER
RR - IRON ROD FOUND
CRK - 5/8" CAPTAIN IRON ROD SET STAMPED LONESTAR RPLS 6882

APPROVED:

CITY MANAGER DATE

ATTEST:

CITY SECRETARY DATE

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR INSTRUMENT #

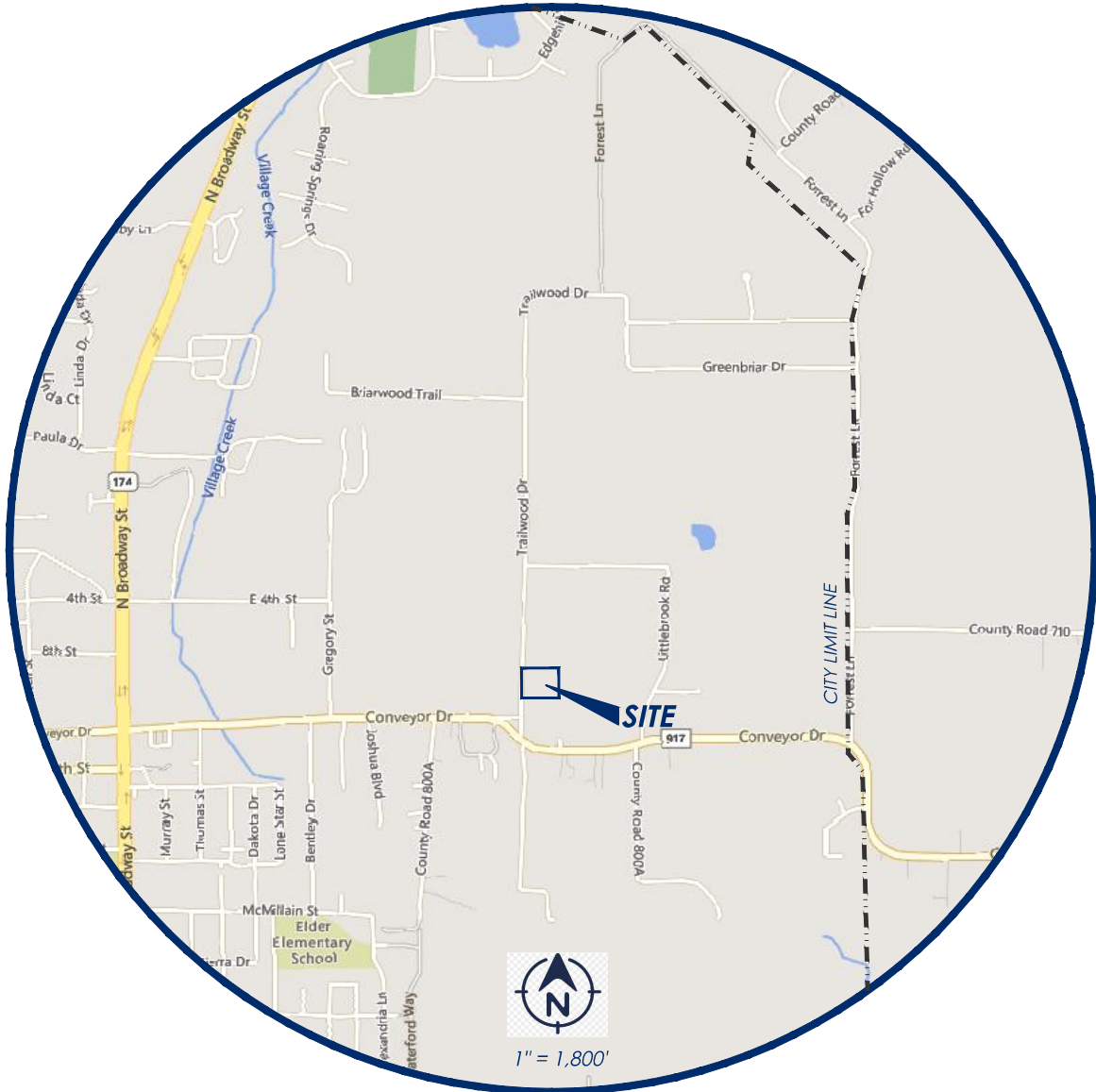
DRAWER, SLIDE

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY







**Planning & Zoning Agenda
August 1, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Replat regarding .1876 acres of land known as Lot 2R, Block 3, Crowder Acreage Addition, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 512 S. Broadway to correct an overlap in deed boundaries.

Background Information:

History: The subject property was originally platted in 1950.

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

Analysis: This replat is correcting boundary lines that were originally platted back in 1950 to reflect the new nail pins found and also the encroachment from the building on the surveyed lot line.

Utilities: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

Transportation: Rights-of-way dedications are not being dedicated with this plat.

Financial Information:

N/A

City Contact and Recommendations:

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

Attachments:

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Boundary Survey
6. Replat Crowder Acreage Addition

Item 4.

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 type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input checked="" 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: Billy & Brianne Townsend Canine Country Property Sell
 Project Address (Location): 512 S. Broadway St
 Existing Zoning: C2 Proposed Zoning: _____
 Existing Use: Commercial Proposed Use: _____
 Existing Comprehensive Plan Designation: _____ Gross Acres: 0.823

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: B. H. & Brianne Townsend Company: Canine Country
 Address: 512 S Broadway Tel: 817-933-6339 Fax: _____
 City: Joshua State: TX ZIP: 76058 Email: B.H. Townsend 83@Comcast.net
 Property Owner: B. H. & Brianne Townsend Company: _____
 Address: 3323 Apple Ct Tel: 817-933-6339 Fax: _____
 City: Cleburne State: TX ZIP: 76031 Email: _____
 Key Contact: B. H. Townsend Company: _____
 Address: 3323 Apple Ct Tel: 817-933-6339 Fax: _____
 City: Cleburne State: TX ZIP: 76031 Email: _____

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

SIGNATURE: B. H. Townsend

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

Print or Type Name: B. H. Townsend

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 3 day of June 2022

Cheryl McClain

Notary Public

Signature

STATE OF TEXAS

ID# 5804267

EXPIRES 8-16-2022

Cheryl McClain

Date: June 3, 2022

For Departmental Use Only

Case No.: 22-00492-01

Project Manager: PP-2022-04

Plat: 505.00
 Total Fee(s): Deposited 500.00

Check No.: 119

Date Submitted: 6-1-22

Accepted By: VM

Date of Complete Application: _____

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, BILL HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, OWNERS OF A 0.1876 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1 AND 2, BLOCK 3, CROWDER ACREAGE ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 373, PAGE 645, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.182 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-20573 AND ALL OF A CALLED 0.0.168 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-XXXX, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 0.182 ACRE TRACT, BEING ON THE EAST LINE OF SAID LOT 2, SAME BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A CALLED 0.295 ACRE TRACT OF LAND DESCRIBED BY DEED TO J.C. PACE, LTD., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2010-8851, DEED RECORDS, JOHNSON COUNTY, TEXAS BEARS FOR REFERENCE NORTH 01 DEGREES 45 MINUTES 52 SECONDS WEST, A DISTANCE OF 4.93 FEET;

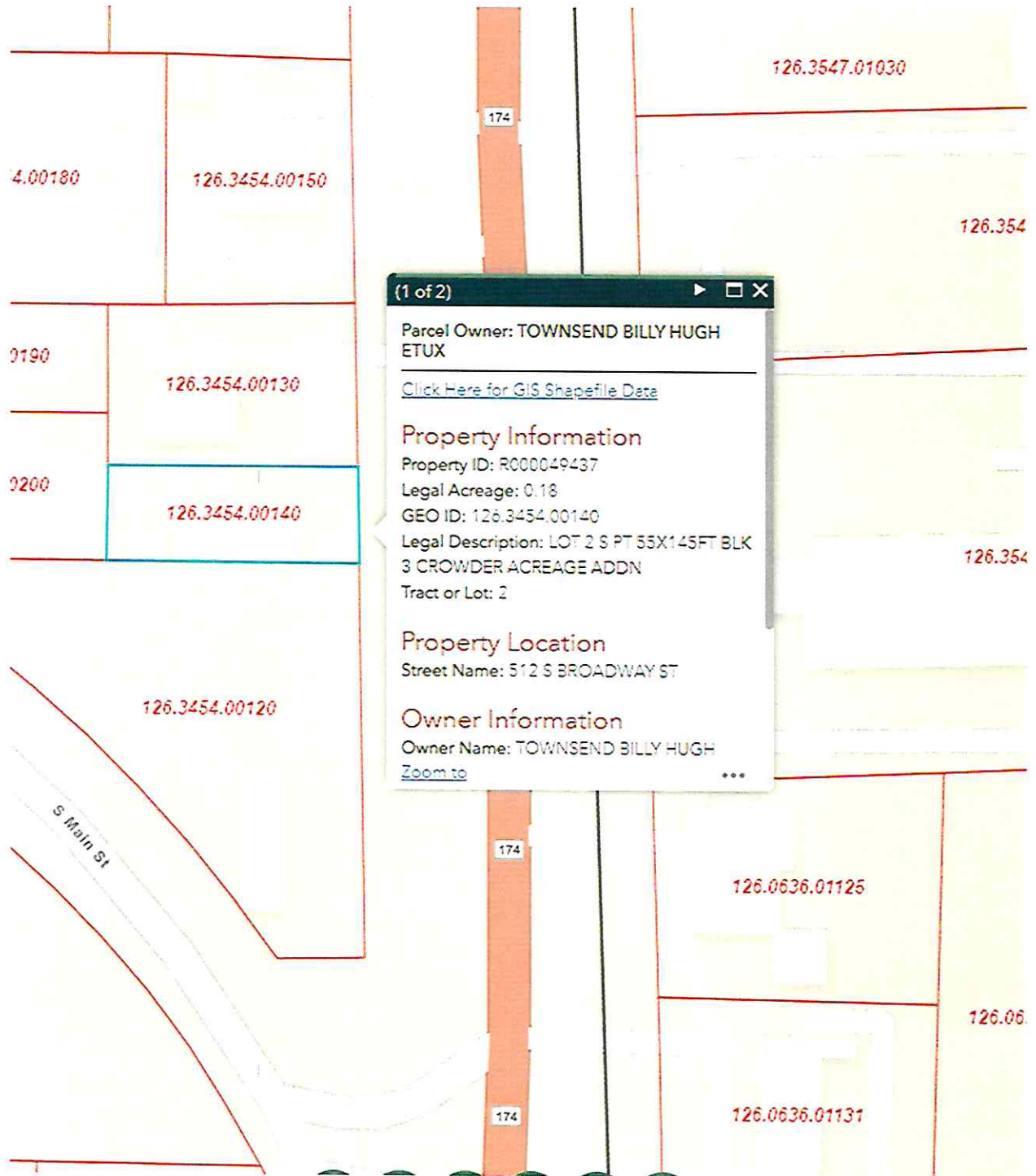
THENCE SOUTH 01 DEGREES 45 MINUTES 53 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 49.94 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, AND CONTINUING IN ALL 55.97 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 1" IRON PIPE FOUND BEARS NORTH 52 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.15 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID LOT 1, AT A DISTANCE OF 144.83 FEET, PASSING A 60-D NAIL FOUND FOR REFERENCE AND CONTINUING IN ALL 145.68 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, CONTINUING OVER AND ACROSS SAID LOT 1 AND ALONG THE WEST LINE OF SAID LOT 2, BEING COMMON WITH THE EAST LINE OF LOT 7, BLOCK 3, SAID CROWDER ACREAGE ADDITION, AT A DISTANCE OF 4.01 FEET, PASSING THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 7, FROM WHICH A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, A DISTANCE OF 144.39 FEET, AND CONTINUING IN ALL 56.93 FEET, TO A 5/8" CAPPED IRON

ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.295 ACRE TRACT BEARS NORTH 04 DEGREES 32 MINUTES 05 SECONDS EAST, A DISTANCE OF 2.55 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 0.182 ACRE TRACT, A DISTANCE OF 144.01 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.1876 ACRES OR 8,174 SQUARE FEET OF LAND, MORE OR LESS.





July 20, 2022

Location: Crowder Acreage Addition
Lot 2R, Block 3
SH 174, Joshua

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

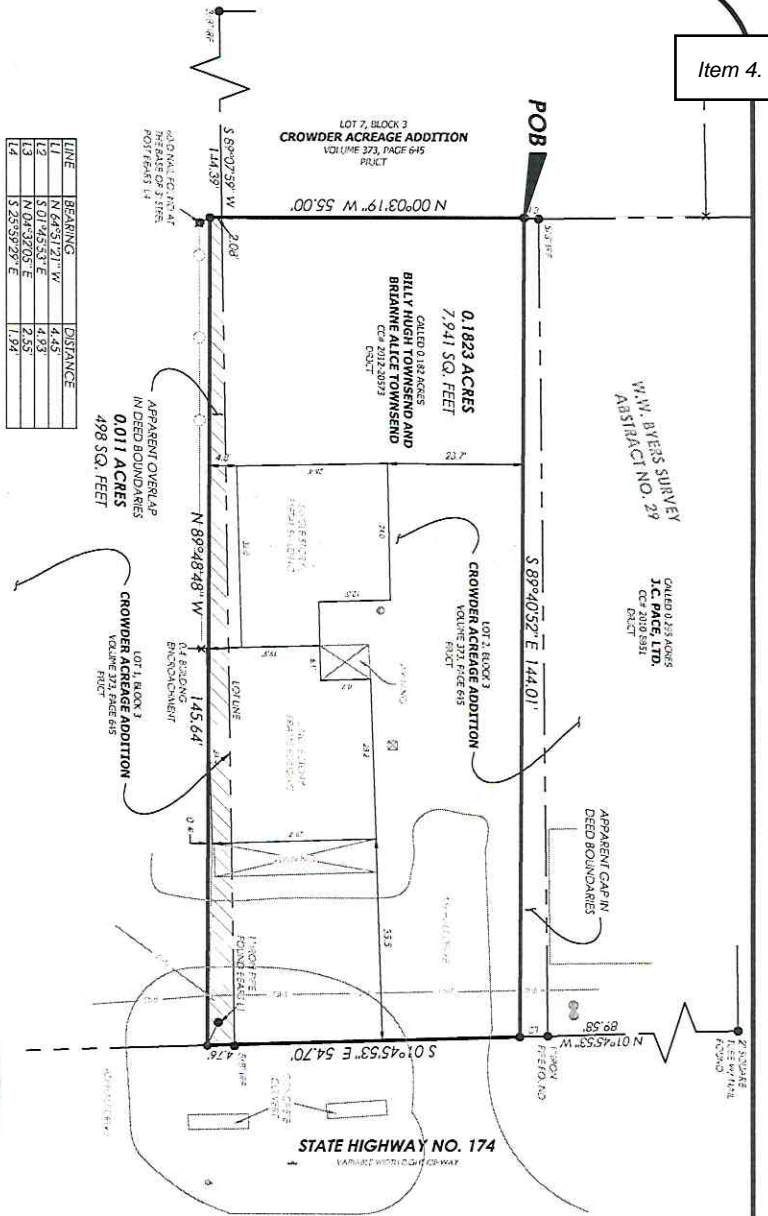
This letter does not verify approval on the utility plans for this development. However, the developer will need to follow the development process. Capacity cannot be determined until the process has been followed.

A re-plat was submitted for review to the District. The easement has been properly noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson
Easement Analyst
kwilson@jcsud.com
(817) 760-5204

Enclosure: Submitted Plat for Approval



MEETS & BOUNDS DESCRIPTION

BEING A 0.1823 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, TEXAS, AND BEING ALL OF THE LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-20523, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK 3, CROWDER ACRES ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 373, PAGE 645, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, BEING ON THE WEST LINE OF SAID LOT 2, SAME BEING THE EAST LINE OF LOT 7, SAID CROWDER ACRES ADDITION, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 0.255 ACRE TRACT OF LAND DESCRIBED BY DEED TO J.C. PACE, LTD., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2010-031, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEARS NORTH 04 DEGREES 32 MINUTES 05 SECONDS EAST A DISTANCE OF 235.5 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.182 ACRE TRACT, A DISTANCE OF 144.01 FEET TO THE NORTHEAST CORNER OF SAID CALLED 0.182 ACRE TRACT, BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.225 ACRE TRACT BEARS NORTH 01 DEGREES 51 MINUTES 51 SECONDS WEST A DISTANCE OF 4.93 FEET, AND FROM WHICH A 2" SQUARE TUBE WITH NAIL IN THE CENTER FOUND AT THE NORTHEAST CORNER OF SAID CALLED 0.225 ACRE TRACT BEARS NORTH 01 DEGREES 45 MINUTES 53 SECONDS WEST A DISTANCE OF 94.50 FEET;

THENCE SOUTH 01 DEGREES 45 MINUTES 53 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 48.94 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF LOT 1, SAID CROWDER ACRES ADDITION, AND CONTINUING IN ALL 54.70 FEET, TO THE SOUTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, FROM WHICH A 1" IRON PIPE FOUND BEARS NORTH 04 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 4.45 FEET;

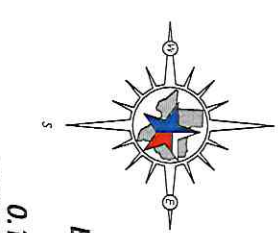
THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID CALLED 0.182 ACRE TRACT, A DISTANCE OF 145.64 FEET TO THE SOUTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, FROM WHICH A 1" IRON PIPE FOUND AT THE BASE OF A 3" STEEL FENCE CORNER POST BEARS SOUTH 25 DEGREES 59 MINUTES 29 SECONDS EAST, AND FROM WHICH A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 89 DEGREES 37 MINUTES 32 SECONDS WEST A DISTANCE OF 144.37 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID CALLED 0.182 ACRE TRACT, AT A DISTANCE OF 203 FEET, PASSING THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 7, AND CONTINUING IN ALL 55.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.1823 ACRES OR 7,941 SQUARE FEET OF LAND, MORE OR LESS.

ATTENTION TO SCHEDULE B ITEMS

BY AGREEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1790, PAGE 772 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, DOES NOT AFFECT

LINE	BEARING	DISTANCE
1	N 64°51'21" W	4.45
2	S 07°45'53" E	4.93
3	N 04°37'05" E	2.55
4	S 25°59'29" E	1.94



BOUNDARY SURVEY

OF

0.1823 ACRES OF LAND

SITUATED IN THE W.W. BYERS SURVEY,

ABSTRACT NUMBER 29, CITY OF JOSHUA,

JOHNSON COUNTY, TEXAS

- GENERAL NOTES**
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMISSIONER FOR TITLE INSURANCE, ISSUED BY STEPHEN THE SURVEYOR COMPANY, THE NO. 124841, EFFECTIVE DATE: MAY 18, 2022. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARD TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT AFFECTED THE PROPERTY.
 2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE 4302.
 3. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAKED TOWNSHIP 81E, 36S, 20E.
 4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION OF SUCH UTILITIES. THE SURVEYOR HAS NOT PERFORMED ANY RESEARCH INTO UNDERGROUND UTILITIES OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

FLOOD STATEMENT

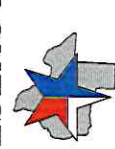
ACCORDING TO COMMUNITY PANEL NUMBER 480350100C, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X", WHICH IS A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY HUMAN ACTIONS OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Marshall Miller

MARSHALL MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 220432
REVISION DATE: MAY 18, 2022
REVISION NOTES:
SHEET 1 OF 1



-LONESTAR-

LAND SURVEYING, LLC

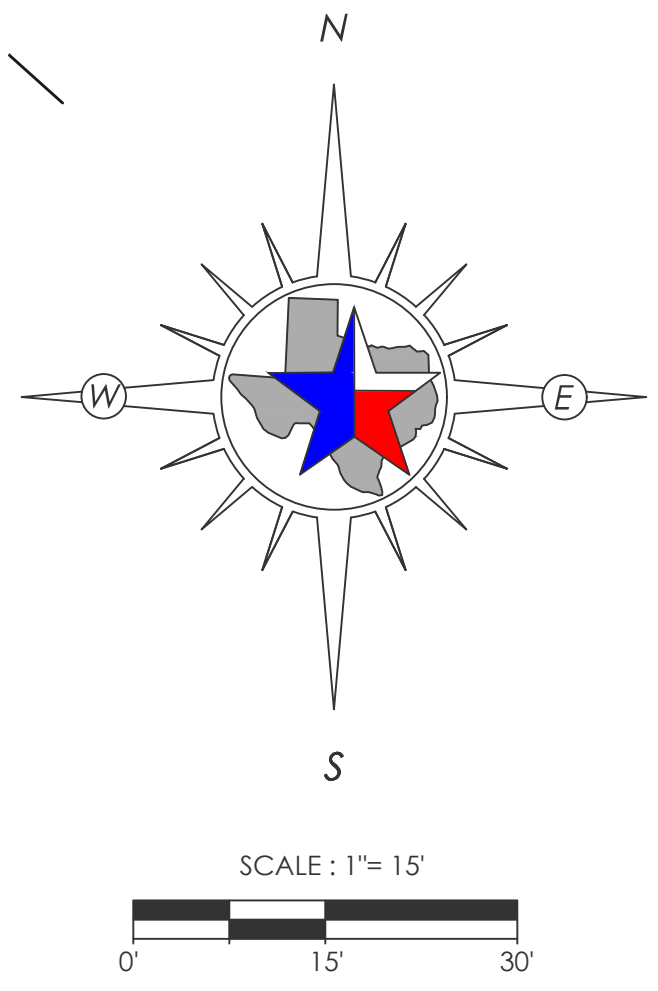
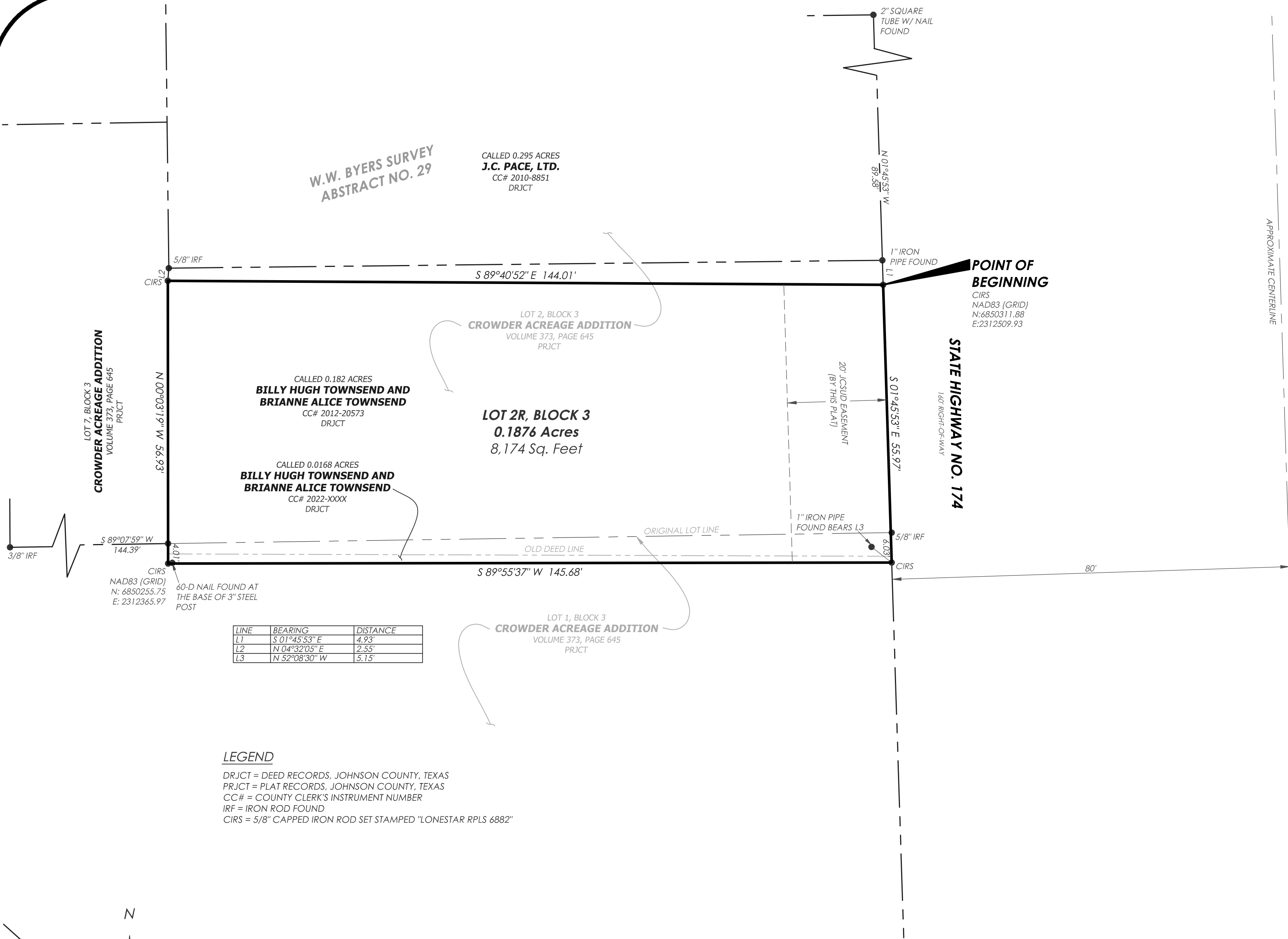
TBPELS FIRM# 10194707

3621 SW WILSHIRE BLVD.,

JOSHUA, TX 76058

817-936-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA, TEXAS.

EXECUTED THIS THE ____TH DAY OF JULY, 2022.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 220432 DATE: JULY 6, 2022
REVISED DATE:
REVISION NOTES:

FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR ____.

DRAWER _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

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 _____, 2022.

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 _____, 2022.

CITY SECRETARY

APPROVED:

CHAIRMAN
PLANNING & ZONING COMMISSION DATE _____

ATTEST:

CITY SECRETARY DATE _____

OWNER
BILLY AND BRIANNE TOWNSEND
3323 APPLE COURT
CLEBURNE, TX 76031

CITY CASE NO. RP-2022-04

**OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON**

WHEREAS BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, OWNERS OF A 0.1876 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1 AND 2, BLOCK 3, CROWDER ACREAGE ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 373, PAGE 645, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.182 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-20573 AND ALL OF A CALLED 0.0168 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-XXXX, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 0.182 ACRE TRACT, BEING ON THE EAST LINE OF SAID LOT 2, SAME BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A CALLED 0.295 ACRE TRACT OF LAND DESCRIBED BY DEED TO J.C. PACE, LTD., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2010-8851, DEED RECORDS, JOHNSON COUNTY, TEXAS BEARS FOR REFERENCE NORTH 01 DEGREES 45 MINUTES 52 SECONDS WEST, A DISTANCE OF 4.93 FEET;

THENCE SOUTH 01 DEGREES 45 MINUTES 53 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 49.94 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, AND CONTINUING IN ALL 55.97 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 1" IRON PIPE FOUND BEARS NORTH 52 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.15 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID LOT 1, AT A DISTANCE OF 144.83 FEET, PASSING A 60-D NAIL FOUND FOR REFERENCE AND CONTINUING IN ALL 145.68 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, CONTINUING OVER AND ACROSS SAID LOT 1 AND ALONG THE WEST LINE OF SAID LOT 2, BEING COMMON WITH THE EAST LINE OF LOT 7, BLOCK 3, SAID CROWDER ACREAGE ADDITION, AT A DISTANCE OF 4.01 FEET, PASSING THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 7, FROM WHICH A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, A DISTANCE OF 144.39 FEET, AND CONTINUING IN ALL 56.93 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.295 ACRE TRACT BEARS NORTH 04 DEGREES 32 MINUTES 05 SECONDS EAST, A DISTANCE OF 2.55 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 0.182 ACRE TRACT, A DISTANCE OF 144.01 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.1876 ACRES OR 8,174 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 2R BLOCK 3, CROWDER ACREAGE ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND I (WE) DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

BILLY HUGH TOWNSEND

DATE ____/____/____.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC

BRIANNE ALICE TOWNSEND

DATE ____/____/____.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC



- GENERAL NOTES**
1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
 2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.
 3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
 4. ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 5. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.
 6. CITY OF JOSHUA IS NOT RESPONSIBLE FOR ANY CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
 7. BUILDING SETBACK DISTANCES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

REPLAT OF
LOT 2R, BLOCK 3

CROWDER ACREAGE ADDITION

BEING 0.1876 ACRES OF LAND SITUATED IN THE W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.

PREPARED: JULY, 2022



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