



## AGENDA

### PLANNING & ZONING COMMISSION JOSHUA CITY HALL - COUNCIL CHAMBERS FEBRUARY 02, 2026 6:30 PM

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

#### A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

#### B. CITIZENS FORUM

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

#### C. REGULAR AGENDA

1. Discuss, consider, and possible action on the January 05, 2026, meeting minutes.
2. Discuss, consider, and possible action on approving a final plat regarding 0.949 acres of land known as Lot 1, Block 1, Huckaby Addition situated in the Thomas W. Baird Survey, Abstract No. 40, in the extraterritorial jurisdiction of the City of Joshua, Johnson County, Texas, located at 226 Rand Road. (Staff Resource: A. Maldonado)

#### D. ADJOURN

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551.071 for private consultation with the attorney for the City.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioner may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/556-0603.

#### CERTIFICATE:

I hereby certify that the above agenda was posted on January 27, 2026, by 5:00 p.m. on the official bulletin board

at Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary



**MINUTES  
PLANNING & ZONING COMMISSION  
JOSHUA CITY HALL - COUNCIL CHAMBERS  
JANUARY 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**

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 December 09, 2025, meeting minutes.

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

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

2. Public hearing on a request for a conditional use permit regarding approximately 1.0 acres of land in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, to allow for the construction of an accessory dwelling.

Commissioner Gibson opened the public hearing at 6:33 pm.

Asst. City Manager Maldonado read the following statement:

The property is not platted. This property is zoned (A) Agricultural District. The conditional use permit is to allow for the construction of an accessory dwelling. Purpose of Conditional Use permit: The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the health, safety, and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters, and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and

Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood. 5.6 Accessory Dwellings. Accessory Dwellings may be maintained within single-family residential zoning districts, including the Agricultural-Rural district and single-family uses within the HP district, under the following conditions: All accessory dwellings shall require an approved Conditional Use Permit

Item 1.

No other comments were made.

Commissioner Gibson closed the public hearing at 6:34 pm.

3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 1.0 acre of land in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, to allow for the use of an accessory dwelling unit.

Motion made by Commissioner Moore to approve with an amendment to the Ordinance as proposed. Seconded by Commissioner Purdom.

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

4. Public hearing on a request for a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court.

Commissioner Gibson opened the public hearing at 6:35 pm.

Asst. City Manager Maldonado read the following statement:

This property was platted as two lots. This property is zoned as (R-1) Single Family Residential. This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to combine two lots into one for the future construction of a residential home. Financial Information: Only cost associated with the replat request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices are sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

Commissioner Gibson closed the public hearing at 6:36 pm.

5. Discuss, consider, and possible action on approving a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court. (Staff Resource: A. Maldonado)

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

6. Public hearing on a request for a zoning change regarding approximately 2.0 acres of land in the W.W. Byers Survey, Tract 38PT, Abstract Number 29, City of Joshua, Texas, located at 724 County Road 909, 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 6:37 pm.

Asst. City Manager Maldonado read the following statement:

Item 1.

The property is currently unplatted and consists of approximately 2.0 acres. The property is zoned (R-1) Single Family Residential District. The applicant intends to build a home and have livestock. The Ordinance requires 1 acre per head of livestock. The current single-family residential zoning does not allow livestock. Rezoning to R-1L is consistent with surrounding development patterns and the Future Land Use Plan. Utilities and infrastructure appear to be available or can be extended at the cost of the developer to support the proposed use. Financial Information: The cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices are sent out not less than 10 days before the P&Z public hearing and at least 15 days before the Planning and Zoning and City Council public hearing.

No public comments were made.

Commissioner Gibson closed the public hearing at 6:39 pm.

7. Discuss, consider, and possible action on a request for a zoning change regarding approximately 2.0 acres of land in the W.W. Byers Survey, Tract 38PT, Abstract Number 29, City of Joshua, Texas, located at 724 County Road 909, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

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

#### **D. ADJOURN**

**Approved: February 19, 2026**

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Brent Gibson, Chair

#### **ATTEST:**

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Alice Holloway, City Secretary



*Item 2.*

## Planning & Zoning Agenda

### February 2, 2026

## Minutes Resolution

## Action Item

## Agenda Description:

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

## Background Information:

**History:** The subject property has never been platted.

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

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

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

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

## Financial Information:

NA

## **City Contact and Recommendations:**

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

### **Prepared By:**

Nora Fussner, Director of Economic Development

**Attachments:**

*Item 2.*

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Letter
5. Final Plat of Huckaby Addition
6. Tax certificate

## City of Joshua Development Services Universal Application

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

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

### PROJECT INFORMATION

Project Name: Huck's House

Project Address (Location): 226 Ranch Rd Joshua TX. 76058

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

Existing Use: Residential Proposed Use: Residential

Existing Comprehensive Plan Designation: N/A Gross Acres: 1.0

**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: Justin Huckaby Company: \_\_\_\_\_

Address: 226 Ranch Rd Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Property Owner: Same Company: \_\_\_\_\_

Address: 226 Ranch Rd Tel: \_\_\_\_\_

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

Key Contact: Justin Huckaby Company: \_\_\_\_\_

Address: 226 Ranch Rd Tel: \_\_\_\_\_

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

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

SIGNATURE: Justin Huckaby

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

Print or Type Name: Justin Huckaby

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 wherein stated.

Given under my hand and seal of office on the 15th day of December, 2025

Cheryl Mc Clellan  
Notary Public

Signature Cheryl Mc Clellan



For Departmental Use Only

25-00971-01

Case No.: \_\_\_\_\_

Project Manager: Justin Huckaby

Dep 2500.00 - cash

Total Fees: 505.00 - cr

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

Date Submitted: 12/15/25

Accepted By: EM

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

City of Joshua  
101 S. Main Street  
Joshua, TX 76058

Item 2.

Receipt #: 100226  
User: cmcclain@cityofjoshuatx.us  
Payment Date: 12/15/2025  
Batch: 543538 - developmet services 12/15/2025

100-4106 License, Permits & Development Fees  
License, Permits & Development Fees

25-00971.01 Huck's House

Amount Due: \$2,500.00  
Applied: \$2,500.00  
Balance: \$0.00

12/15/2025

Cash: \$2,500.00

Applied: \$2,500.00  
Change: \$0.00

<https://www.fastgovpay.com/joshua>

Item 2.

City of Joshua (CT)  
101 SOUTH MAIN STREET  
JOSHUA, TX  
8175587447

Order ID: 1250993  
Ref #: 849846063118

Desc: Approval  
Auth #: 143517  
Batch #: 681

MID: \*\*\*\*\*9880

12/15/2025

17:31:59 PM

25-00971-01: 100-4106

\$505.00

Subtotal:

\$505.00

SRVCFEE

\$17.68

Total:

\$522.68

EMV Contact

MC \*\*\*\*\*8761

HUCKABY/JUSTIN R

Route: EMV Contact

Approved

Thank you for your payment!

## LEGAL DESCRIPTION

Of a certain 0.949 acre tract of land out of the Thomas W. Baird Survey, Abstract No. 40, Johnson County, Texas, being part of a certain 1.0 acre tract deeded to Justin R. Huckaby in Instrument No. 2025-35531 of the Official Public Records of Johnson County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (TRANSGLOBAL SERVICES) at the northeast corner of Lot 2, Block 1 of Black Oak Addition, an addition to the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Instrument No. 2022-87 of the Plat Records of Johnson County, Texas, and in the west line of said 1.0 acre tract, for the northwest and beginning corner of this tract, from which a found 5/8" iron rod at the northwest corner of said 1.0 acre tract and in the south line of Ranch Road bears N. 00 deg. 25 min. 07 sec. E. 14.70 feet and a found 1/2" iron rod with cap (TRANSGLOBAL SERVICES) at the northwest corner of Lot 1, Block 1 of said Black Oak Addition bears S. 89 deg. 38 min. 09 sec. W. 175.02 feet.

Thence N. 89 deg. 38 min. 09 sec. E. 175.25 feet to a set 1/2" iron rod with cap (HAHN RPLS 7030) in the east line of said 1.0 acre tract, for the northeast corner of this tract, from which the northeast corner of said 1.0 acre tract bears N. 00 deg. 18 min. 51 sec. E. 13.25 feet.

Thence S. 00 deg. 18 min. 51 sec. W. at 4.89 feet pass a found 1/2" iron rod with cap (RPLS 5614) at the northwest corner of Lot 1R-1, Block 1 of Baxter Addition, an addition to the Extra-Territorial Jurisdiction of the City of Joshua according to the plat thereof recorded in Volume 11, Page 394 of said Plat Records, continuing in all 236.48 feet to a 3"x4" wood post in the west line of said Lot 1R-1 and at the northeast corner of Lot 2, Block 1 of Menzel Addition, an addition to Johnson County, Texas, according to the plat thereof recorded in Instrument No. 2024-152 of said Plat Records, for the southeast corner of this and said 1.0 acre tract.

Thence with the north line of said Lot 2, Block 1 of Menzel addition, N. 89 deg. 48 min. 05 sec. W. 175.66 feet to a set 1/2" iron rod with cap (HAHN RPLS 7030),

for the southwest corner of this and said 1.0 acre tract, from which a found 1/2" iron rod at the northerly northwest corner of said Lot 2, Block 1, Menzel addition bears N. 89 deg. 48 min. 05 sec. W. 564.05 feet.

Thence with the west line of said 1.0 acre tract, N. 00 deg. 25 min. 07 sec. E. 234.76 feet to the place of beginning.

## **Vicinity Map**





## Plat Review

Date: January 20, 2026

To: Nora Fussner; Cody Hahn  
From: Kim Wilson

Subject: Huckaby Addition

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Johnson County Special Utility District (JCSUD) has received the Final plat for the review of Huckaby Addition. 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 not 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,

A handwritten signature in blue ink that reads "Kimberly J. Wilson".

Kimberly J Wilson

Easement Analyst

(817) 760-5204

Enclosure: Submitted Plat for Approval



0 40 80 120

MARGIE PHILLIPS  
1.0 ACRE  
INSTRUMENT NO. 2019-1074  
J.C.D.P.R.

KEVIN GARRET HUCKABY  
2.00 ACRES  
INSTRUMENT NO. 2023-18989  
J.C.D.P.R.

DEANNE HORTON &  
DOUGLAS WAYNE HUCKABY  
3.442 ACRES  
INSTRUMENT NO. 2012-23706  
J.C.D.P.R.

APPROXIMATE CENTER LINE ROAD

RANCH ROAD  
(50' R.O.W.)

APPROXIMATE CENTER LINE ROAD

FD. 5/8" I.R. 1/2" I.R. W/ CAP (TRANSGLOBAL SERVICES) 1/2" I.R. W/ CAP (TRANSGLOBAL SERVICES) 1/2" I.R. W/ CAP (TRANSGLOBAL SERVICES) 1/2" I.R. W/ CAP (TRANSGLOBAL SERVICES)

RIGHT OF WAY DEDICATION  
0.056 ACRE/2448 SQ.FT.

N 89°38'09" E 175.25'

SET 1/2" I.R. W/ CAP (HAHN RPLS 7030) 4.89'

FD. 1/2" I.R. W/ CAP (RPLS 5614)

20' J.C.S.U.D.E. (BY THIS PLAT)

25' BUILDING LINE (BY THIS PLAT)

UTILITY EASEMENT (BY THIS PLAT)

20' BUILDING LINE (BY THIS PLAT)

3'x4' WOOD POST

P.O.B.  
N6843916.72  
E2313917.88

LOT 1

LOT 2

LOT 1  
BLOCK 1  
HUCKABY ADDITION  
0.949 ACRE  
41340 SQ. FT.

JUSTIN R. HUCKABY  
1.0 ACRE  
INSTRUMENT NO. 2025-35531  
J.C.D.P.R.

LOT 2  
BLOCK 1  
MENZEL ADDITION  
(2024-152, PLAT RECORDS)

THOMAS W. BAIRD SURVEY  
ABSTRACT NO. 40

LOT 1R-1  
BLOCK 1  
BAXTER ADDITION  
(VOL. 11, PG. 394, PLAT RECORDS)

VICINITY MAP  
(NOT TO SCALE)

JOSHUA  
FM. 917  
CISTERNA  
STATE HIGHWAY 171  
RANCH RD  
FM 3048  
Hwy 67  
CLEBURNE  
OLD BAPTIST RD

SURVEYOR NOTES:  
Basis of bearing is State Plane Grid, Texas North Central Zone, 4202 (NAD83).  
The distances shown are horizontal ground distances.  
The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.  
The easement to Johnson County Special Utility District, as recorded in (Instrument No. 2015-10910 and Vol. 542, Pg. 385), contains a description of a tract of land that may include the subject property. This survey can not accurately define the location of the easement described therein.  
According to the Fema Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0170K, effective date September 21, 2023, this property is located in zone "X". (Areas determined to be outside the 500-year flood plain).  
The referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".  
Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.  
The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.  
Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.  
Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.  
Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.  
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 three feet(3) above the 100-year flood elevation.  
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.  
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, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat.  
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.  
There are no liens on this property.  
Waiver of Claims for Damages. The final plat shall contain a waiver of 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.  
On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.  
Inspections and/or acceptance of a private sewage facility by Development Services shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.  
A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

CASE NUMBER FP25-07

APPROVED Chairman Planning & Zoning Commission ATTEST: City Secretary, City of Joshua	APPROVED I hereby certify that the above and foregoing plat of Lot 1, Block 1 of Huckaby Addition to the Extra-Territorial Jurisdiction of the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the _____ day of _____, 2026. This approved plat shall remain valid for a period of two (2) years from approval by the Planning and Zoning Commission during which time it shall be recorded in the office of the County Clerk of Johnson County, Texas. Failure to record this plat within two (2) years from said date of final approval shall render the plat invalid. This plat shall be subject to all the requirements of the Subdivision Regulations of the City of Joshua. WITNESS OUR HAND, this _____ day of _____, 2026. _____ City Secretary, City of Joshua
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FILING BLOCK  
Plat Recorded in \_\_\_\_\_  
Instrument No. \_\_\_\_\_, Year \_\_\_\_\_  
Drawer \_\_\_\_\_ Slide \_\_\_\_\_  
Date \_\_\_\_\_  
County Clerk, Johnson County, Texas  
Deputy Clerk \_\_\_\_\_

OWNER  
JUSTIN RANDALL HUCKABY  
226 RANCH RD.  
JOSHUA, TEXAS 76058  
JRHUCKABY22@GMAIL.COM  
817-600-3376

SURVEYOR  
CODY HAHN  
HAHN SURVEYING, LLC  
FIRM# 10194972  
PO BOX 27  
STEPHENVILLE, TX 76401  
254-396-9568

FINAL PLAT  
LOT 1, BLOCK 1  
HUCKABY ADDITION  
AN ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION  
OF THE CITY OF JOSHUA  
1 RESIDENTIAL LOT  
12/16/2025  
BEING A 0.949 ACRE TRACT OF LAND OUT OF THE THOMAS W. BAIRD  
SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS

TAX CERTIFICATE FOR ACCOUNT : 126-0040-00355

AD NUMBER: R000002369

GF NUMBER:

CERTIFICATE NO : 17566954

**COLLECTING AGENCY**

Johnson County  
P O BOX 75  
CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 12/16/2025

FEE : \$10.00

**PROPERTY DESCRIPTION**

ABST 40|TR 19F|T W BAIRD|S# 12  
315854A/B/L# TEX0443487/8 ELEC  
TED REAL

0000226 RANCH RD  
1.005 ACRES

**PROPERTY OWNER**

PARKER RONALD &amp; DARLENE

2228 CR 904  
JOSHUA TX 760585448

**REQUESTED BY**

RONALD PARKER  
DARLENE PARKER  
2228 COUNTY ROAD 904  
JOSHUA TX 76058

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:	85,425	IMPROVEMENT:
AG LAND VALUE:	0	DEF HOMESTEAD:
APPRAISED VALUE:	136,730	LIMITED VALUE:
EXEMPTIONS:		
LAWSUITS:		

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

TOTAL CERTIFIED TAX DUE 12/2025 : \$0.00

ISSUED TO : RONALD PARKER  
ACCOUNT NUMBER: 126-0040-00355

CERTIFIED BY: Walter M. Pritchard, TCE

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

