



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**JUNE 05, 2023**  
**6:30 PM**

The Planning & Zoning Commission will hold a meeting on June 05, 2023, 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/84481706005?pwd=bXMyZGRuYjkrSDFjYjhXZVY0UWdEQT09>

Meeting ID: 84481706005 Passcode: 215259

**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 appointment of the Vice-Chairperson for the remainder of the term.
2. Discuss, consider, and possible action on meeting minutes of May 1, 2023.
3. Public hearing on a request for a zoning change regarding approximately 1.594 acres of land in the H. G. Cason Survey, Abstract No. 156, County of Johnson, Texas, located at 131 Oak Hill Dr., to change from (MH) Hud Code Manufactured Home District to the (R2) Two Family Residential District to allow for the construction of a duplex.

- Staff Presentation

- Owner’s Presentation
- Those in Favor
- Those Against
- Owner’s Rebuttal

4. Discuss, consider, and possible action on a request for a zoning change regarding approximately 1.594 acres of land in the H. G. Cason Survey, Abstract No. 156, County of Johnson, Texas, located at 131 Oak Hill Dr., to change from (MH) Hud Code Manufactured Home District to the (R2) Two Family Residential District to allow for the construction of a duplex.
5. Discuss, consider, and possible action on approving a replat regarding 2.499 acres of land known as Lot 28R, Wagon Wheel Estates, George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas located at 4824 Wagon Wheel Road for the future construction of a residential home.
6. Discuss, consider, and possible action on approving a replat regarding 0.156 acres of land known as Lot 3R, Block 10, Original Town of Joshua, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 207 N. Main Street for the future construction of a commercial building.

#### **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 817/558-7447.

#### **CERTIFICATE:**

I hereby certify that the above agenda was posted on the 1st day of June 2023, by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**MAY 01, 2023**  
**7:30 PM**

**PRESENT**

Chair Brent Gibson  
 Commissioner Jason Allred Sr  
 Commissioner Julian Torrez  
 Commissioner Richard Connally  
 Commissioner Robert Purdom  
 Commissioner Billy Jenkins  
 Commissioner Kathy Sales

**STAFF**

Dev. Serv. Director Aaron Maldonado  
 City Secretary Alice Holloway

**ABSENT**

Commissioner Jerry Moore

The Planning & Zoning Commission met on May 1, 2023, at 7:30 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/84177914368?pwd=NmU5K1BLVDR5RmhmVy9jaEF3VWJLdz09>

Meeting ID: 841 7791 4368 Passcode: 651264 or dial 346 248 7799

**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](http://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 questions in the order they are received.

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

Commissioner Gibson announced a quorum present and called the meeting to order at 7:30 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. Commission deliberation is permitted. Each person will have 3 minutes to speak.*

Item 2.

NA

**C. REGULAR AGENDA**

1. Discuss, consider, and possible action on meeting minutes of April 3, 2023.

Motion made by Commissioner Purdom to approve the meeting minutes. Seconded by Commissioner Jenkins.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

2. Public hearing on a request for a conditional use permit regarding approximately 2.0 acres of land in the WW Byers Survey, Abstract 29 Tr 20A, County of Johnson, Texas, located at 813 W. FM 917 to allow for the use of a dog grooming and boarding salon.

Commissioner Gibson opened the public hearing at 7:31 pm.

Staff Presentation

Aaron read the following statement:

The structure that will be used for the business is an original farmhouse dated pre-1920 and sits Northwest of the primary residence. The building is approximately 800 sq ft. This property is zoned (A) Agricultural District. The conditional use permit is to allow for the use of a dog grooming and boarding salon. 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.

Owner's Presentation

Brock Eggleston, owner of Ruff Country Kennels and Grooming stated that it is 2 acres, but not the full 2 acres will be used. In addition, everything will be indoors so animals will not be roaming around.

Those in Favor

Susie Hanford, property owner next to 813 W. FM 917 suggested better fencing.

Those Against

NA

NA

Commissioner Gibson closed the public hearing at 7:37.

3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 2.0 acres of land in the WW Byers Survey, Abstract 29 Tr 20A, County of Johnson, Texas, located at 813 W. FM 917 to allow for the use of a dog grooming and boarding salon.

Commissioner Allred asked what the maximum number of animals is allowed on property at one time. Development Services Director Maldonado stated that there are no ordinances giving a limited number requirement.

Commissioner Gibson asked if the fencing could be inspected. Applicant Brock Eggleston said he was fine with having it inspected. Development Services Director Maldonado agreed.

Motion made by Commissioner Jenkins to approve the conditional use permit. Seconded by Commissioner Torrez.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

4. Discuss, consider, and possible action on approving a replat regarding 8.549 acres of land known as Lots 1A, 2, & 3, Block 1, Zatlö Addition, in the D. Hunter Survey, Abstract No. 348 and the T. W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 248 Ranch Road.

Aaron read statement:

A was platted in 2022 and Lots 2 and 3 have never been platted. This replat is to plat all the Zatlö all of the Zatlö property and create three residential lots. The subject property is within the floodplain but has provided the base flood elevation and minimum finished floor for each lot. This property is located within the City of Joshua's Extraterritorial Jurisdiction. The proposed development of this property is to allow for the future construction of a residential home on each lot. Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted. Rights-of-Way dedications are being dedicated with this plat. 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.

Motion made by Commissioner Torrez to approve the replat. Seconded by Commissioner Connally.  
Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

**D. ADJOURN**

Commissioner Gibson adjourned the meeting at 7:49 pm.



**Planning & Zoning Agenda  
June 5, 2023**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Public hearing on a request for a zoning change regarding approximately 1.594 acres of land in the H. G. Cason Survey, Abstract No. 156, County of Johnson, Texas, located at 131 Oak Hill Dr., to change from (MH) Hud Code Manufactured Home District to the (R2) Two Family Residential District to allow for the construction of a duplex.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

**Background Information:**

**HISTORY:** The current property is undeveloped and has never been platted. The property will be required to Final Plat.

**ZONING:** This property is zoned (MH) Hud Code Manufactured Home District.

**ANALYSIS:** The proposed development of this property is to allow for the construction of a duplex.

**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 sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

**City Contact and Recommendations:**

Aaron Maldonado, Development Services Director

Staff recommends approval.

**Attachments:**

- 1) Rezone Application
- 2) Legal Description
- 3) Vicinity Map
- 4) JCSUD Invoice
- 5) Public Notice

*Item 3.*

# City of Joshua Development Services Universal Application

Item 3.

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment     | <input checked="" 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 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: MADDUX CUSTOM HOMES LLC DUPLEX

Project Address (Location): 131 OAK HILL DR JOSHUA, TX. 76058

Existing Zoning: ~~R1~~ MH Proposed Zoning: R-2

Existing Use: VACANT LOT Proposed Use: DUPLEX

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 1.59

**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: LARRY MADDUX Company: MADDUX CUSTOM HOMES LLC

Address: 4500 BUFFALO LN Tel: 817-832-2074 Fax: 817-558-0410

City: JOSHUA State: TX ZIP: 76058 Email: PJLGMADDUX@AOL.COM

Property Owner: LARRY MADDUX Company: \_\_\_\_\_

Address: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

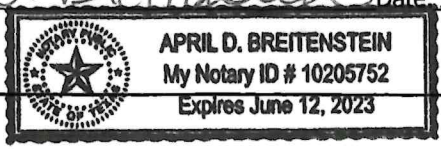
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Email: \_\_\_\_\_

Key Contact: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

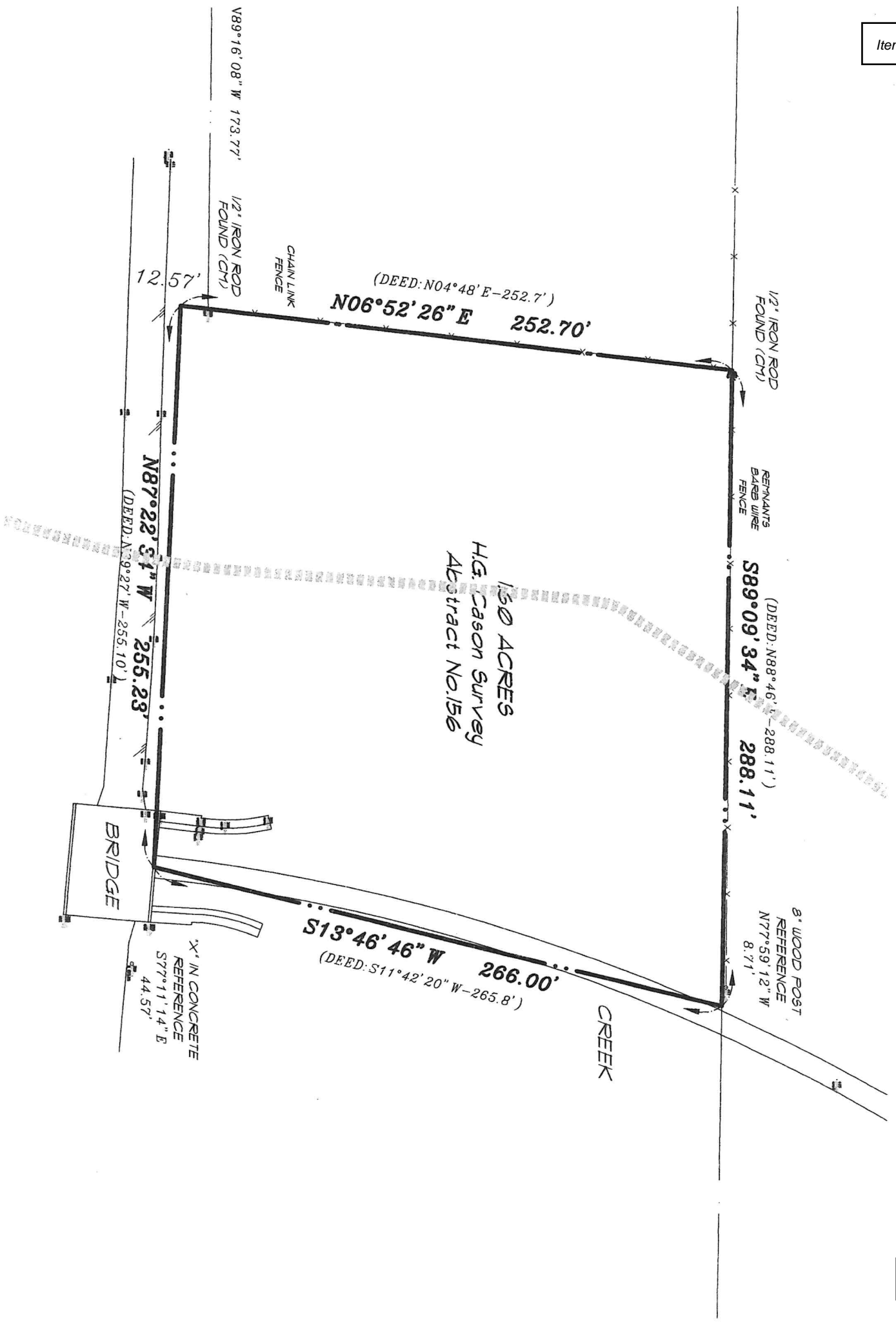
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Email: \_\_\_\_\_

<p>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)</p> <p>SIGNATURE: <u>Larry Maddux</u> <small>(Letter of authorization required if signature is other than property owner)</small></p> <p>Print or Type Name: <u>LARRY MADDUX</u></p> <p>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.</p> <p>Given under my hand and seal of office on this <u>19</u> day of <u>May</u> 20<u>23</u></p> <p><u>April D. Breitenstein</u> Notary Public <u>April D. Breitenstein</u></p> <p>Signature <u>April D. Breitenstein</u> Date: <u>5-19-23</u></p>	<p><b>For Departmental Use Only</b></p> <p>Permit # <u>23-00251-01</u></p> <p>Case No.: <u>P223-01</u></p> <p>Project Manager: <u>Larry Maddux</u></p> <p>Total Fee(s): <u>\$500</u></p> <p>Check No.: <u>3607</u></p> <p>Date Submitted: <u>5-19-23</u></p> <p>Accepted By: <u>Laci Young</u></p> <p>Date of Complete Application <u>5-22-23</u></p>
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CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 817.558.7447





**TITLE RESOURCES GUARANTY COMPANY**  
**OWNER'S POLICY OF TITLE INSURANCE T-1**  
**SCHEDULE A**

Name and Address of Title Insurance Company:  
Title Resources Guaranty Company  
8111 LBJ Freeway #1200  
Dallas, TX 75251

File No.: 104007922 Policy No.: 581-O-104007922

Address for Reference only: TBD Oak Hill Drive, Joshua, TX 76058

Amount of Insurance: \$10,000.00 Premium: \$328.00

Date of Policy: November 25, 2020 at 10:15 AM

1. Name of Insured:

Maddux Custom Homes, LLC

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is insured as vested in:

Maddux Custom Homes, LLC

4. The Land referred to in this policy is described as follows:

All that certain tract or parcel of land situated in County of Johnson, State of Texas, being a part of the H.G. Cason Survey, Abstract No. 156, being a portion of that certain tract of land, containing a called 28.5 acres, conveyed by D.W. Curtis, et ux to David Lynn Russell by Deed recorded in Volume 477, Page 72, Deed Records, Johnson County, Texas, and being more particularly described as follows:

All bearings being correlated to the North line of 28.5 acre tract (North 88 degrees 46 minutes East).

BEGINNING at an iron pin in the North line of the H.G. Cason Survey for a corner, said corner being in the North line of the David Lynn Russell called 28.5 acre tract, South 88 degrees 46 minutes West a distance of 56.0 feet from the Northeast corner of said 28.5 acre tract;

THENCE South 11 degrees 42 minutes 20 seconds West, a distance of 265.8 feet to an iron pin for a corner, said corner being in the North line of Oak hill;

THENCE North 89 degrees 27 minutes West, with the North line of Oak hill Road, a distance of 255.1 feet to an iron pin for a corner;

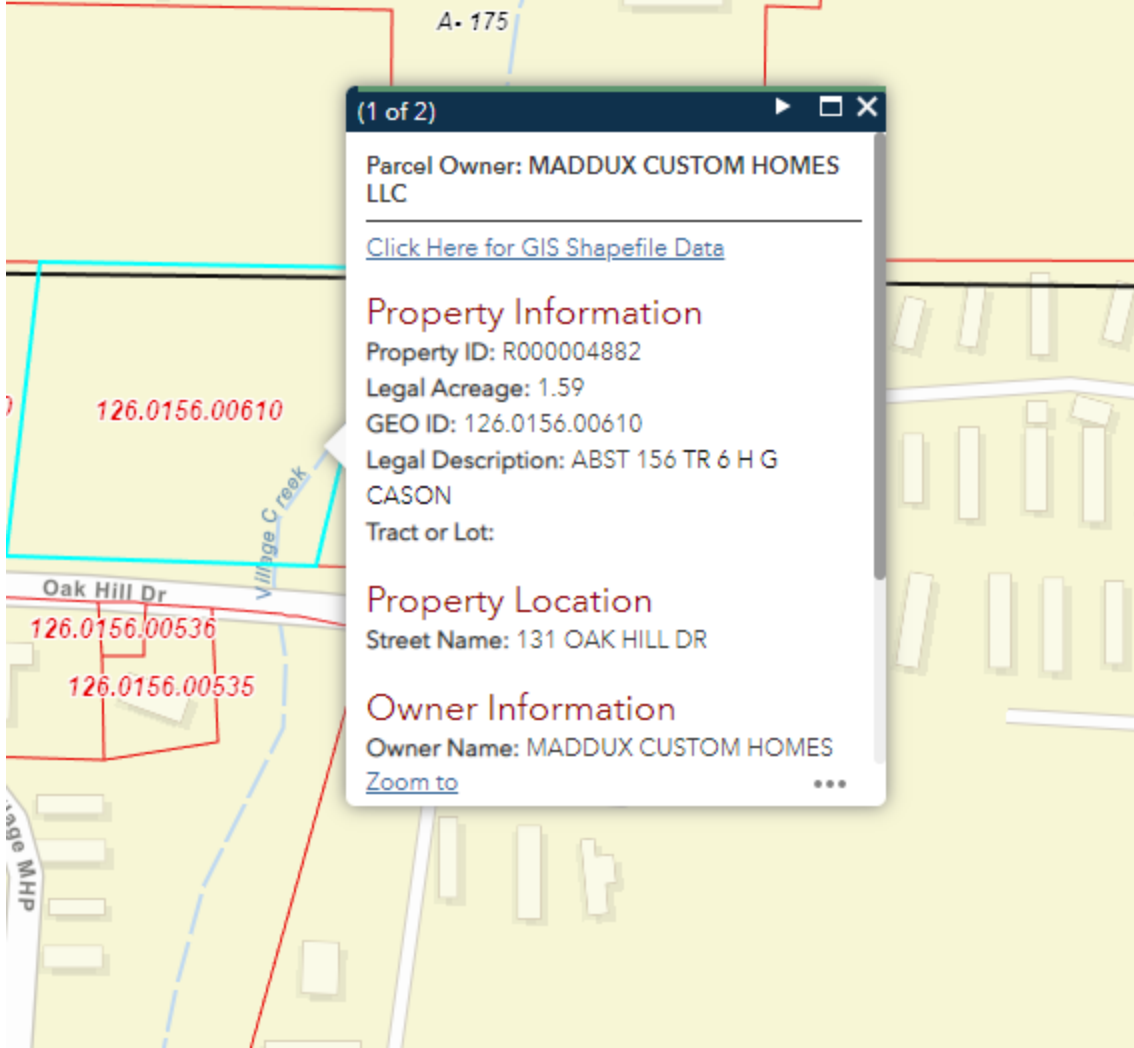
THENCE North 4 degrees 48 minutes East, a distance of 252.7 feet to an iron pin for a corner, said corner being in the North line of H.G. Cason Survey and the North line of the David Lynn Russell called 28.5 acre tract;

**SCHEDULE A**  
(Continued)

THENCE North 88 degrees 46 minutes East, with the North line of the H.G. Cason Survey and the North line of the David Lynn Russell called 28.5 acre tract, a distance of 288.11 feet to the point of beginning and containing 1.594 acres, of land more or less.

SAVE & EXCEPT; that portion lying on the East property line overlapping a 0.32 acre tract owned by Olan Blake Evans and wife, Carol Sue Evans as recorded in Volume 862, Page 198, Deed Records, Johnson County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.



# Johnson County Special Utility District

# INVOICE

PO Box 1390  
Joshua, TX 76058  
Phone 817-760-5200 Fax 817-760-5238

DATE: May 9, 2023  
INVOICE # 2023.05.09  
ACCT#:

**Bill To:**  
Larry Maddux  
4500 Buffalo Ln  
Joshua, TX 76058

131 Oak Hill Dr	TOTAL	AMOUNT
<b>5/8x3/4" Domestic Water Service X2 (Monthly Min = \$33.00)</b>		
Deposit	\$	400.00
Installation Phase	\$	2,100.00
System Development Fee	\$	8,120.00
	\$	-
<b>Wastewater (Monthly Min = \$22.00)</b>		
System Development Fee	\$	4,350.00
Tex-Pro Construction Estimate	\$	5,600.00
<b>TOTAL AMOUNT DUE ==&gt;&gt;</b>		<b>\$ 20,570.00</b>

Make all checks payable to Johnson County Special Utility District  
If you have any questions concerning this invoice, contact Lindsey Carroll at 817-760-5244



Tex-Pro Construction, LLC  
2666 Quinn St.  
Fort Worth, TX 76105 US  
martinezconrado@att.net



**TEX-PRO CONSTRUCTION**  
LLC

## ESTIMATE

**ADDRESS**  
JOHNSON COUNTY  
SPECIAL UTILITY  
DISTRICT  
740 FM 3048  
Joshua, Texas 76058

**SHIP TO**  
133 Oak Hill Drive  
Joshua, TX

**ESTIMATE # 1337**  
**DATE 04/18/2023**

### DESCRIPTION

Install new 6" sewer service to manhole  
Approximately 40 LF  
Core manhole  
Repair asphalt  
Labor and materials

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**TOTAL** **\$5,600.00**

Accepted By

Accepted Date

THANK YOU FOR YOUR BUSINESS!

# NOTICE OF PUBLIC HEARING

Item 3.

The Planning and Zoning Commission of the City of Joshua will hold a public hearing on **June 5, 2023** to consider making a recommendation to the **June 15, 2023** City Council Meeting regarding a request to rezone a tract of land in the H.G. Cason Survey, Abstract No. 156 TR 6, County of Johnson, Texas and being approximately 1.594 acres of land and locally known as 131 Oak Hill Dr., changing the zoning on the foregoing property from (MH) Hud-Code Manufactured Home District to the (R2) Two Family Residential District to allow for the construction of a duplex.

The public hearing will start at 6:30 p.m. in the City Council Chambers located at 101 S. Main, Joshua, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

**Planning Department  
101 South Main Street  
Joshua, Texas 76058  
Attn: Aaron Maldonado**

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. If the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***

**Please circle one:**

In favor of request

Neutral to request

Opposed to request

**Reasons for Opposition:**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Physical Address of Property within 200 feet: \_\_\_\_\_

Individuals may attend the Joshua Planning & Zoning and City Council meeting in person.



**Planning & Zoning Agenda  
June 5, 2023**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on a request for a zoning change regarding approximately 1.594 acres of land in the H. G. Cason Survey, Abstract No. 156, County of Johnson, Texas, located at 131 Oak Hill Dr., to change from (MH) Hud Code Manufactured Home District to the (R2) Two Family Residential District to allow for the construction of a duplex.

**Background Information:**

**HISTORY:** The current property is undeveloped and has never been platted. The property will be required to Final Plat.

**ZONING:** This property is zoned (MH) Hud Code Manufactured Home District.

**ANALYSIS:** The proposed development of this property is to allow for the construction of a duplex.

**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 sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

**City Contact and Recommendations:**

Aaron Maldonado, Development Services Director

Staff recommends approval.

**Attachments:**







**Planning & Zoning Agenda  
June 5, 2023**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a replat regarding 2.499 acres of land known as Lot 28R, Wagon Wheel Estates, George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas located at 4824 Wagon Wheel Road for the future construction of a residential home.

**Background Information:**

**History:** The subject property was platted in 1984.

**Zoning:** This property is zoned (A) Agricultural District.

**Analysis:** The plat is converting a portion of a lot into one platted lot for the construction of a 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 final plat as set forth in the City of Joshua Subdivision Ordinance therefore, we recommend approval.

**Attachments:**

*Item 5.*

1. Replat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Replat of Wagon Wheel Estates

# City of Joshua Development Services Universal Application

Item 5.

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 checked="" 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: Lot 28R1, Block 1, Wagon Wheel Estates CAD 126-3578-00382

Project Address (Location): 4824 Wagon Wheel Rd, Joshua

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

Existing Use: Single Family Proposed Use: Single Family

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 2.499

**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: Marshall Miller Company: Lonestar Land Surveying

Address: 3521 SW Wilshire Blvd., Suite A Tel: 817-935-8701 Fax: \_\_\_\_\_

City: Joshua State: Tx ZIP: 76058 Email: Marshall.Miller@lonestarlandsurveying.com

Property Owner: Carolina Perez Hernandez Company: \_\_\_\_\_

Address: 4824 Wagon Wheel Rd Tel: 817-241-6867 Fax: \_\_\_\_\_

City: Joshua State: Tx ZIP: 76058 Email: kriz.perez723@gmail.com

Key Contact: Marshall Miller Company: Lonestar Land Surveying

Address: 3521 SW Wilshire Blvd., Suite A Tel: 817-935-8701 Fax: \_\_\_\_\_

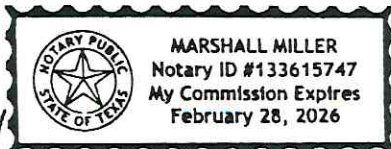
City: Joshua State: Tx ZIP: 76058 Email: Marshall.Miller@lonestarlandsurveying.com

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

SIGNATURE: \_\_\_\_\_  
(Letter of authentication required if signature is other than property owner)

Print or Type Name: Carolina Perez Hernandez  
 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 20 day of March 2023

Marshall Miller  
 Notary Public



Signature Marshall Miller Date: 3-20-23

### For Departmental Use Only

23-00256-01  
 Case No.: RP23-04

Project Manager: Marshall Miller

Total Fee(s): App \$500 Deposit \$2,500

Check No.: CC-2262

Date Submitted: 4-24-23

Accepted By: Choi Young

Date of Complete Application: 4-26-23

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

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

**WHEREAS** CAROLINA PEREZ HERNANDEZ, OWNER OF A 2.499 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 28, WAGON WHEEL ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.5 ACRE TRACT OF LAND DESCRIBED BY DEED TO CAROLINA PEREZ HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-26189, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A PK NAIL FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 27, SAID WAGON WHEEL ESTATES, AND BEING IN THE APPROXIMATE CENTERLINE OF WAGON WHEEL ROAD, A 60' ROAD EASEMENT;

**THENCE** NORTH 02 DEGREES 28 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 28, BEING COMMON WITH THE EAST LINE SAID LOT 27, A DISTANCE OF 1028.65 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 28, SAME BEING THE NORTHEAST CORNER OF SAID LOT 27, AND BEING ON THE SOUTH LINE OF LOT 7, BLOCK 2, JOSHUA RANCHETTES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 628, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 89 DEGREES 38 MINUTES 59 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 28, BEING COMMON WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 105.99 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.25 ACRE TRACT OF LAND DESCRIBED BY DEED TO LUIS DEMETRIO PEREZ OLIVERA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-28341, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS SOUTH 80 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.22 FEET, AND FROM WHICH A 1" PIPE FOUND BEARS FOR REFERENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.35 FEET;

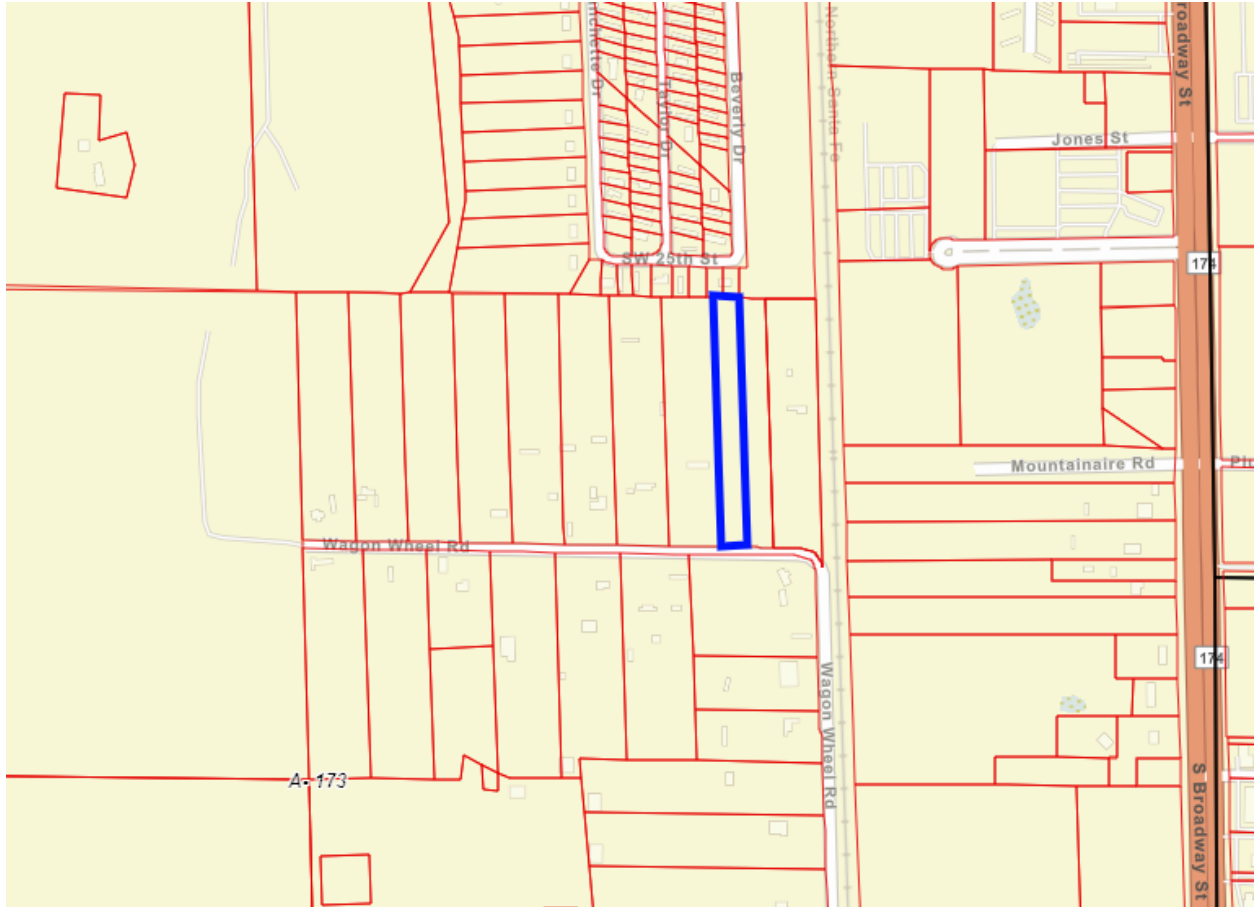
**THENCE** SOUTH 02 DEGREES 28 MINUTES 04 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 2.5 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 1.25 ACRE TRACT, A DISTANCE OF 1028.31 FEET, TO A PK NAIL FOUND AT THE SOUTHEAST CORNER OF

SAID CALLED 2.5 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.25 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID WAGON WHEEL ROAD, FROM WHICH A PK NAIL FOUND BEARS SOUTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 53.04 FEET;

**THENCE** NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LOT 28 AND WITH SAID CENTERLINE, A DISTANCE OF 105.97 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.499 ACRES OR 108,875 SQUARE FEET OF LAND, MORE OR LESS.



# Vicinity Map





April 19, 2023

Location: Wagon Wheel Estates  
Lot 28R  
Wagon Wheel Rd, 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 and will be required to install the infrastructure to service this subdivision. Capacity cannot be determined until the process has been followed.

A replat was submitted for review to the District. The easements have 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





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

WHEREAS CAROLINA PEREZ HERNANDEZ, OWNER OF A 2.499 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NUMBER 173, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 28 WAGON WHEEL ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.3 ACRE TRACT OF LAND INCORPORATED BY DHD 10 CAROLINA PEREZ HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-24-09, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A P.N.M. FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.3 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 27, SAID WAGON WHEEL ESTATES AND BEING IN THE APPROXIMATE CENTERLINE OF WAGON WHEEL ROAD, A 40' ROAD EASEMENT;

**THENCE** NORTH 02 DEGREES 28 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 28, BEING COMMON WITH THE EAST LINE SAID LOT 27, A DISTANCE OF 1028.65 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 28, SAME BEING THE NORTHWEST CORNER OF SAID LOT 27, AND BEING ON THE SOUTH LINE OF LOT 7, BLOCK 2, JOSHUA RANCHITES AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 428, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 89 DEGREES 38 MINUTES 59 SECONDS EAST DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 28, BEING COMMON WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 105.99 FEET, TO A 5/8" CAPTIED IRON ROD SET STAMPED "CHASIA 688" AT THE NORTHWEST CORNER OF SAID CALLED 2.3 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.25 ACRE TRACT OF LAND DESCRIBED BY DEED TO LUIS DIAZHERO PEREZ OLIVERA, RECORDED BY COUNTY CLERK'S INSTRUMENT NUMBER 2017-30-11, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPTIED IRON ROD FOUND BEARS SOUTH 80 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.22 FEET, AND FROM WHICH A 1" PIPE FOUND BEARS SOUTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 43.35 FEET;

**THENCE** SOUTH 02 DEGREES 28 MINUTES 04 SECONDS EAST DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 2.3 ACRE TRACT BEING COMMON WITH THE WEST LINE OF SAID CALLED 1.25 ACRE TRACT, A DISTANCE OF 1028.31 FEET TO A P.N.M. FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.3 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.25 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF SAID WAGON WHEEL ROAD, FROM WHICH A P.N.M. FOUND BEARS SOUTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 53.04 FEET;

**THENCE** NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LOT 28 AND WITH SAID CENTERLINE, A DISTANCE OF 105.97 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.499 ACRES OF 108.875 SQUARE FEET OF LAND, MORE OR LESS.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

THAT CAROLINA PEREZ HERNANDEZ, ACTING BY AND THROUGH THE UNDERSIGNED ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERINAbove DESCRIBED PROPERTY AS **LOT 28 WAGON WHEEL ESTATES**, 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.

THERE ARE NO LIENS AGAINST THE PROPERTY.

CAROLINA PEREZ HERNANDEZ  
DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CAROLINA PEREZ HERNANDEZ, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**PRELIMINARY**  
This document shall not be recorded for any jurisdiction 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

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WAGON WHEEL ESTATES TO THE CITY OF JOSHUA, TEXAS WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

CITY SECRETARY \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CHAIRMAN PLANNING & ZONING COMMISSION \_\_\_\_\_  
ARTIST: \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_

**FLING BLOCK**  
PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_ YEAR \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS \_\_\_\_\_  
DEPUTY \_\_\_\_\_

**FLOOD STATEMENT**

ACCORDING TO COMADRYN PANEL NUMBER 4831010191 DATED AUGUST 4, 2013 THE PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. # 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 AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**GENERAL NOTES**

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.
- 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.
- THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
- 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.
- 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.
- WATER PROVIDER:  
JOHNSON COUNTY SPECIAL UTILITY DISTRICT - (817) 740-5200  
JCSUD HAS 1 EASEMENT ACROSS THE PROPERTY - VOLUME 528, PAGE 497, DRJCT
- ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
- THE SOLE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 28 INTO AN ADDITIONAL RESIDENTIAL LOT.

REPLAT  
**LOT 28R**  
**WAGON WHEEL ESTATES**  
BEING 2.499 ACRES OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
PREPARED: APRIL 2023  
1 RESIDENTIAL LOT



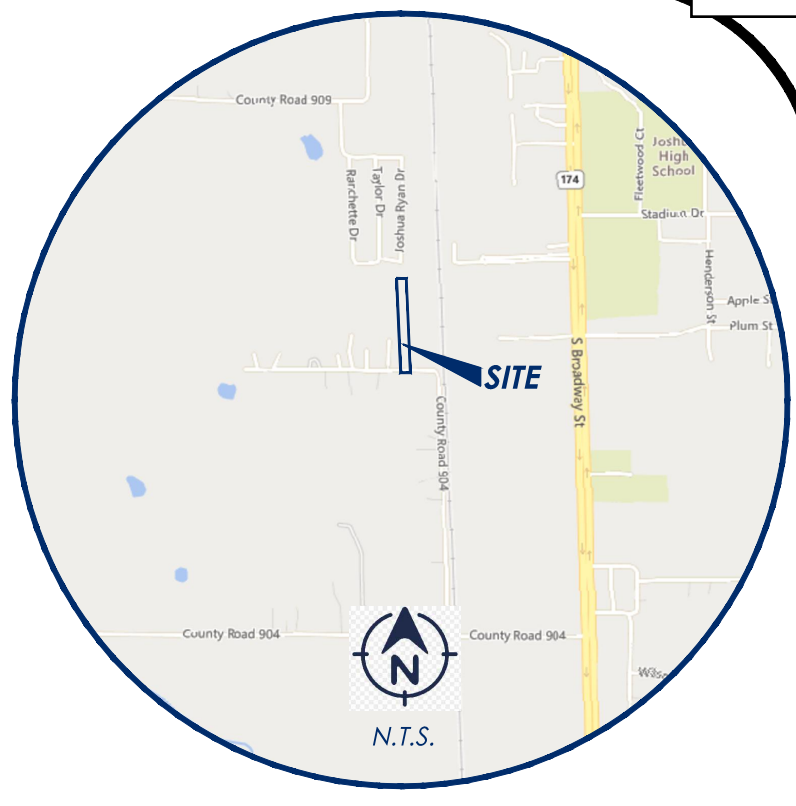
— LONESTAR —  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707  
3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

LINE	BEARING	DISTANCE
14	S 89°38'59" E	105.97
15	S 89°50'00" W	105.97
16	S 89°50'00" W	105.97
17	S 89°50'00" W	105.97
18	S 89°50'00" W	105.97



OWNER  
CAROLINA PEREZ HERNANDEZ  
4824 WAGON WHEEL ROAD  
JOSHUA, TX 76058

**LEGEND**  
FRONT - DHD RECORDS, JOHNSON COUNTY, TEXAS  
FRONT - PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# - COUNTY CLERK'S INSTRUMENT NUMBER  
B# - BOUNDARY POINT  
CPS - 5/8" CAPTIED IRON ROD SET STAMPED "CHASIA 688"



**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0190J, DATED AUGUST 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 AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**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. WATER PROVIDER:  
JOHNSON COUNTY SPECIAL UTILITY DISTRICT -(817) 760-5200  
JCSUD HAS 1 EASEMENT ACROSS THE PROPERTY - VOLUME 528, PAGE 497, DRJCT
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
9. THE SOLE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 28 INTO AN ADDITIONAL RESIDENTIAL LOT.

**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF JOHNSON**

WHEREAS CAROLINA PEREZ HERNANDEZ, OWNER OF A 2.499 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 28, WAGON WHEEL ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.5 ACRE TRACT OF LAND DESCRIBED BY DEED TO CAROLINA PEREZ HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-26189, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A PK NAIL FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 27, SAID WAGON WHEEL ESTATES, AND BEING IN THE APPROXIMATE CENTERLINE OF WAGON WHEEL ROAD, A 60' ROAD EASEMENT;

**THENCE** NORTH 02 DEGREES 28 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 28, BEING COMMON WITH THE EAST LINE SAID LOT 27, A DISTANCE OF 1028.65 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 28, SAME BEING THE NORTHEAST CORNER OF SAID LOT 27, AND BEING ON THE SOUTH LINE OF LOT 7, BLOCK 2, JOSHUA RANCHETTES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 628, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 89 DEGREES 38 MINUTES 59 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 28, BEING COMMON WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 105.99 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.25 ACRE TRACT OF LAND DESCRIBED BY DEED TO LUIS DEMETRIO PEREZ OLIVERA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-28341, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS SOUTH 80 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.22 FEET, AND FROM WHICH A 1" PIPE FOUND BEARS FOR REFERENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.35 FEET;

**THENCE** SOUTH 02 DEGREES 28 MINUTES 04 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 2.5 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 1.25 ACRE TRACT, A DISTANCE OF 1028.31 FEET, TO A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.25 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID WAGON WHEEL ROAD, FROM WHICH A PK NAIL FOUND BEARS SOUTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 53.04 FEET;

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**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

THAT, CAROLINA PEREZ HERNANDEZ, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOT 28R WAGON WHEEL ESTATES**, 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.

THERE ARE NO LIENS AGAINST THE PROPERTY.

CAROLINA PEREZ HERNANDEZ

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CAROLINA PEREZ HERNANDEZ, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC

**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 \_\_\_\_\_, 2023.

**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

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WAGON WHEEL ESTATES TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

CITY SECRETARY

APPROVED:

CHAIRMAN  
PLANNING & ZONING COMMISSION

ATTEST:

CITY SECRETARY

DATE

**FILING BLOCK**

PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_, YEAR \_\_\_\_\_.

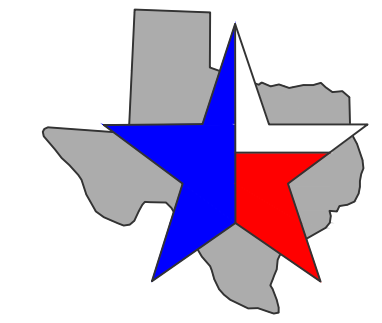
DRAWER \_\_\_\_\_, SLIDE \_\_\_\_\_.

DATE

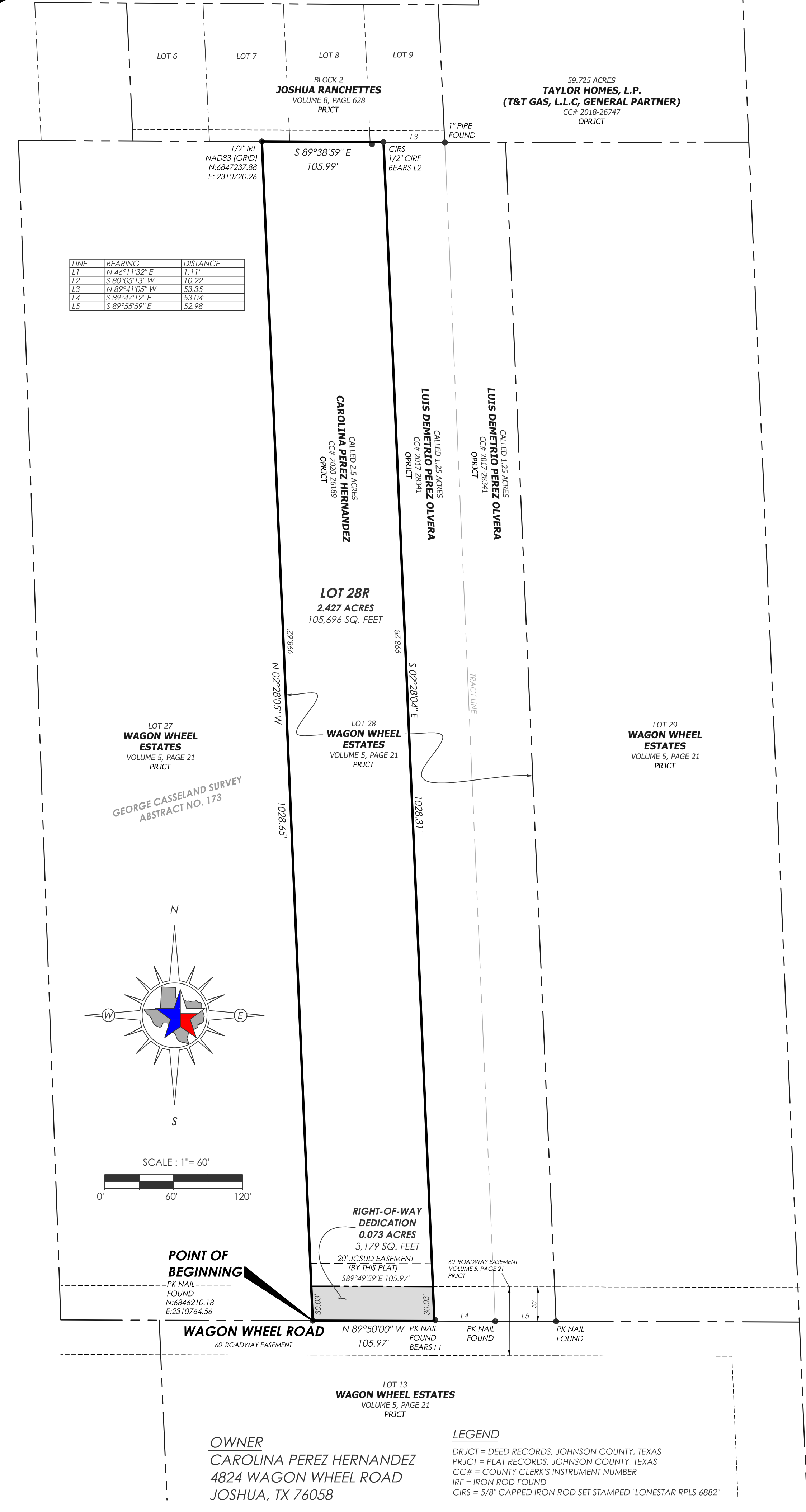
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

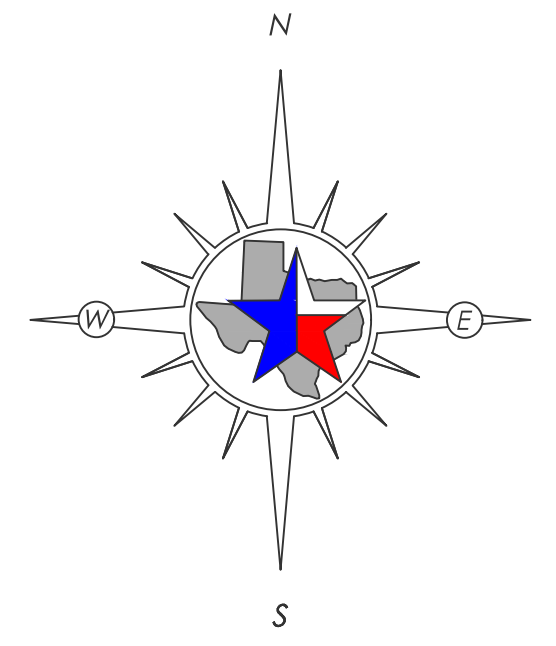
REPLAT  
**LOT 28R**  
**WAGON WHEEL ESTATES**  
BEING 2.499 ACRES OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
PREPARED: MAY, 2023  
1 RESIDENTIAL LOT



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



LINE	BEARING	DISTANCE
L1	N 46°11'32" E	17.17'
L2	S 80°05'13" W	102.22'
L3	N 89°41'05" W	53.35'
L4	S 89°47'12" E	53.04'
L5	S 89°55'39" E	52.78'



**OWNER**  
CAROLINA PEREZ HERNANDEZ  
4824 WAGON WHEEL ROAD  
JOSHUA, TX 76058

**LEGEND**  
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

PROJECT NUMBER: 220181    DATE: MAY 10, 2023  
REVISED DATE:  
REVISION NOTES:

### 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: 207 N. Main St

Project Address (Location): 207 N. Main St. Joshua, Tx 76058

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

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

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: .156

**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: Rumfield Properties, Inc. Company: Robbie Rumfield

Address: PO Box 1687 Tel: 817-447-1081 Fax: 817-447-4194

City: Burleson State: TX ZIP: 76097 Email: dusty@rumfields.com

Property Owner: Robbie Rumfield Company: Rumfield Properties, Inc.

Address: PO Box 1687 Tel: 817-447-1081 Fax: 817-447-4194

City: Burleson State: TX ZIP: 76097 Email: dusty@rumfields.com

Key Contact: Robbie Rumfield Company: Rumfield Properties, Inc.

Address: PO Box 1687 Tel: 817-447-1081 Fax: 817-447-4194

City: Burleson State: TX ZIP: 76097 Email: dusty@rumfields.com

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 Rumfield

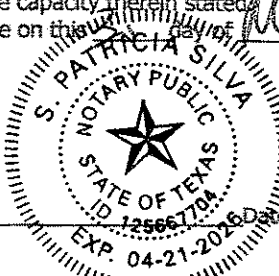
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 21 day of March 2021

Notary Public

Signature

[Signature]



Date: 3/20/21

For Departmental Use Only

23-00220-01

Case No.: RP23-03

Project Manager: Robbie Rumfield

Total Fee(s): \$500.<sup>00</sup>

Check No: 5362

Date Submitted: 4-12-23

Accepted By: [Signature]

Date of Complete Application: 4-12-23

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

## **OWNER'S CERTIFICATE**

### **STATE OF TEXAS COUNTY OF JOHNSON**

**WHEREAS RUMFIELD PROPERTIES, INC.**, OWNER OF A 0.156 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.156 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-6234, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 AND 4, BLOCK 10, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.278 ACRE TRACT OF LAND DESCRIBED BY DEED TO DFW SENIOR CARE SERVICES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-35909, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 100' RIGHT-OF-WAY, FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE SOUTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 350.83 FEET;

**THENCE** SOUTH 87 DEGREES 30 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.156 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.278 ACRE TRACT, A DISTANCE OF 114.46 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.278 ACRE TRACT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF AVENUE C, A 50' RIGHT-OF-WAY;

**THENCE** NORTH 02 DEGREES 52 MINUTES 31 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID AVENUE C, A DISTANCE OF 59.19 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO HARRISON HOLLINGSWORTH, JR., AND JEMA HOLLINGSWORTH, RECORDED IN VOLUME 3144, PAGE 452, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "DUMAS" BEARS FOR REFERENCE NORTH 84 DEGREES 47 MINUTES 55 SECONDS WEST, A DISTANCE OF 457.63 FEET;

**THENCE** NORTH 87 DEGREES 24 MINUTES 49 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 0.156 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID HOLLINGSWORTH TRACT, A DISTANCE OF 114.49 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID HOLLINGSWORTH TRACT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET;

**THENCE** SOUTH 02 DEGREES 50 MINUTES 50 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 59.39 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.156 ACRES OR 6,787 SQUARE FEET OF LAND, MORE OR LESS.



April 27, 2023

Location: Original Town of Joshua  
Lot 3R, Block 10  
North Main Street, Joshua

To Whom This May Concern:

Pursuant to 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 the 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 and will be required to install the infrastructure to service this subdivision. Capacity cannot be determined until the process has been followed.

A replat 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

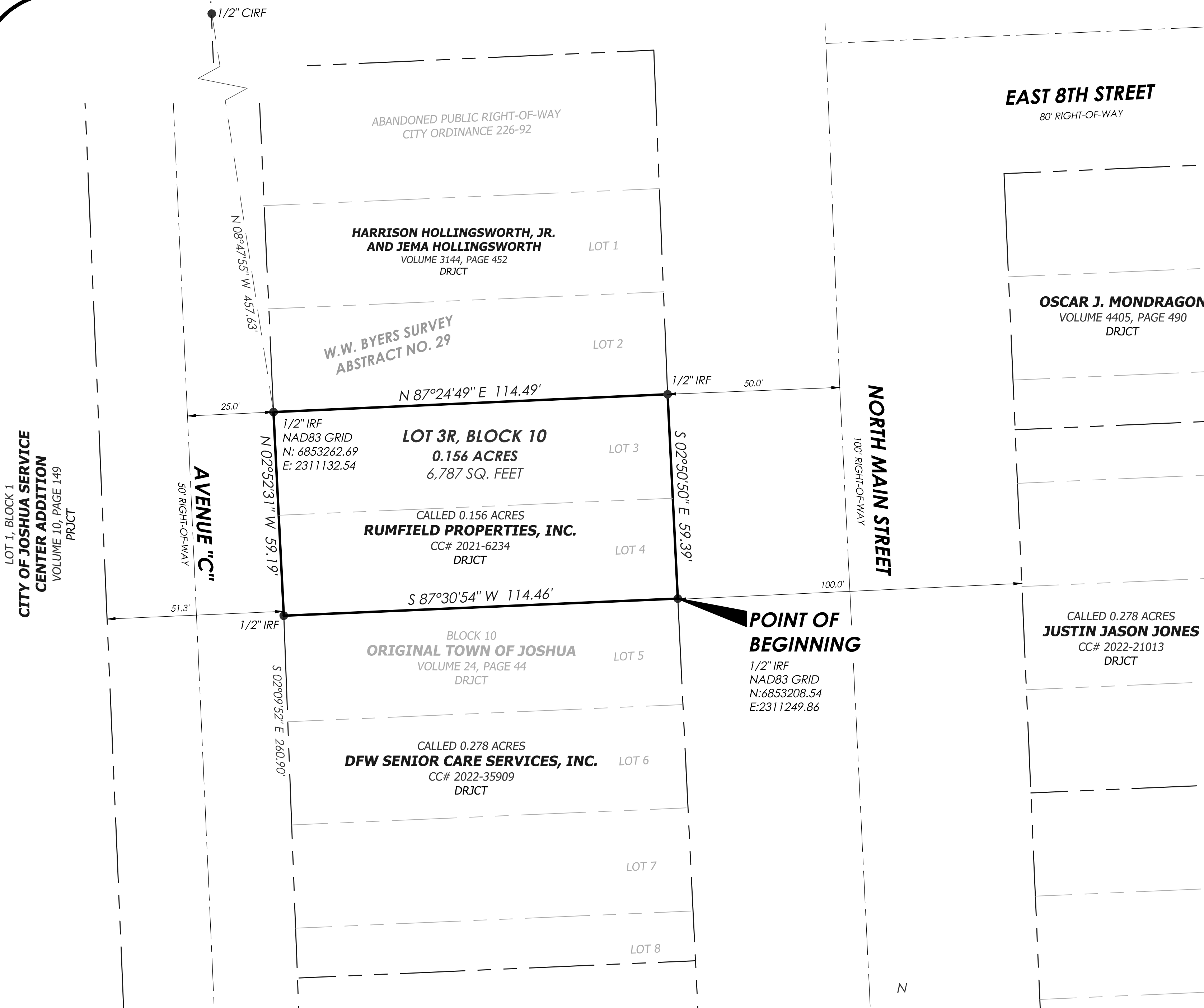




# Vicinity Map







- 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. WATER PROVIDER:  
JOHNSON COUNTY SPECIAL UTILITY DISTRICT -(817) 760-5200  
JCSUD HAS 1 EASEMENT ACROSS THE PROPERTY:  
CC# 2016-4559, OPRJCT
  8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
  9. THE SOLE PURPOSE OF THIS REPLAT IS TO PLAT 0.156 ACRES FOR COMMERCIAL DEVELOPMENT.
  10. THERE ARE NO LIENS AGAINST THE PROPERTY.
  11. 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.

**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF JOHNSON**

WHEREAS RUMFIELD PROPERTIES, INC., OWNER OF A 0.156 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.156 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-6234, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 AND 4, BLOCK 10, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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**THENCE** SOUTH 02 DEGREES 50 MINUTES 30 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 59.39 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.156 ACRES OR 6,787 SQUARE FEET OF LAND, MORE OR LESS.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

THAT, RUMFIELD PROPERTIES, INC., BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOT 3R, BLOCK 10, ORIGINAL TOWN OF JOSHUA**, 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.

THERE ARE NO LIENS AGAINST THE PROPERTY.

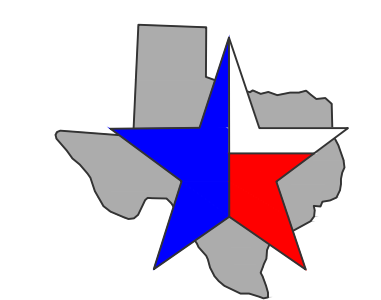
\_\_\_\_\_  
RUMFIELD PROPERTIES, INC.  
NAME: ROBBIE RUMFIELD  
TITLE:  
  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.  
  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBBIE RUMFIELD, 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.

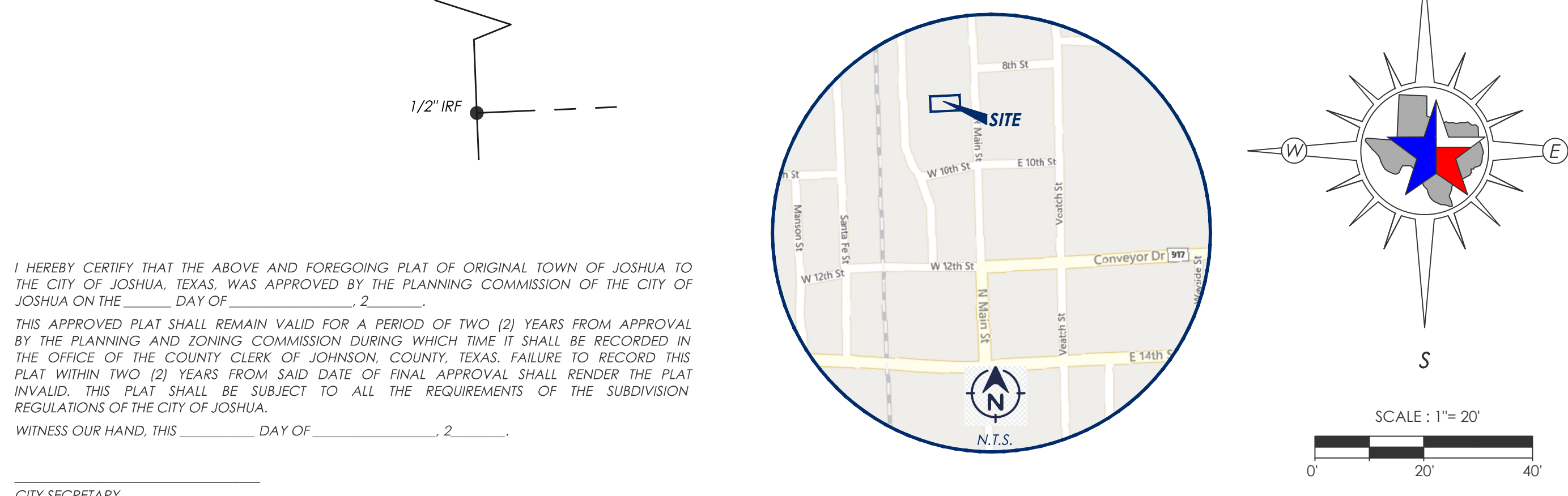
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

**REPLAT  
LOT 3R, BLOCK 10  
ORIGINAL TOWN OF JOSHUA**  
BEING A 0.156 ACRES OF LAND SITUATED IN THE W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 3 AND 4, BLOCK 10, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS  
PREPARED: APRIL, 2023  
1 COMMERCIAL LOT



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



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN OF JOSHUA TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY SECRETARY

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN  
PLANNING & ZONING COMMISSION

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
CITY SECRETARY

**FILING BLOCK**

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

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

DATE \_\_\_\_\_

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

DEPUTY \_\_\_\_\_

**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.

**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 \_\_\_\_\_, 2023.

**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

**OWNER**  
RUMFIELD PROPERTIES, INC.  
P.O. BOX 1687  
BURLESON, TX 76097

**LEGEND**

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"



**Planning & Zoning Agenda  
June 5, 2023**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a replat regarding 0.156 acres of land known as Lot 3R, Block 10, Original Town of Joshua, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 207 N. Main Street for the future construction of a commercial building.

**Background Information:**

**History:** The subject property was platted with the Original Town of Joshua.

**Zoning:** This property is zoned (H) Heritage Overlay District.

**Analysis:** The plat is converting two lots into one platted lot for the construction of a commercial building.

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

**Transportation:** Rights-of-way dedications have already been dedicated.

**Financial Information:**

N/A

**City Contact and Recommendations:**

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

**Attachments:**

Item 6.

1. Replat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Replat of Original Town of Joshua