



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**MAY 05, 2025**  
**6:30 PM**

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

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

**B. CITIZENS FORUM**

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

**C. REGULAR AGENDA**

1. Discuss, consider, and possible action on the April 07, 2025, meeting minutes. (Staff Resource: A. Holloway)
2. Discuss, consider, and possible action on approving a Final Plat regarding 1.363 acres of land situated in the Dyer Nuner Survey, Abstract No. 643, City of Joshua, Johnson County, Texas, located at 1200 CR 905A. (Staff Resource: A. Maldonado)

**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 April 29, 2025, at 4:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.





**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**APRIL 07, 2025**  
**6:30 PM**

**PRESENT**

Chair Brent Gibson  
 Commissioner Jason Allred Sr  
 Commissioner Julian Torrez  
 Commissioner Jerry Moore  
 Commissioner Robert Purdom  
 Commissioner Billy Jenkins  
 Alternate 1 Mark Rayburn

**STAFF PRESENT**

Aaron Maldonado, Development Services Director  
 Alice Holloway, City Secretary

**ABSENT**

Alternate 2 Kathy Sales  
 Commissioner Michael Frazier

The Planning & Zoning Commission held a meeting 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/83538240620?pwd=7ADrgRhZy6xMVat5Gf44Y4bz5a03vi.1>

Meeting ID: 83538240620      Passcode: 896552

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

Commissioner Gibson announced a quorum and called 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.*

**C. REGULAR AGENDA**

1. Discuss, consider, and possible action on March 03, 2025, meeting minutes.

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

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

Item 1.

2. Discuss, consider, and possible action on approving a Preliminary Plat regarding 19.534 acres of land known as Lots 1-24, Lot 1X and Lot 2X, Block A, Joshua Gardens, W. Miller Survey, Abstract No. 603, City of Joshua, Johnson County, Texas located at 1121 CR 705. (Staff Resource: A. Maldonado)

Motion made by Commissioner Purdom to approve the Preliminary Plat. Seconded by Commissioner Moore.

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

#### **D. ADJOURN**

Commissioner Gibson adjourned the meeting at 6:44 pm.

Approved: May 5, 2025

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Brent Gibson, Chair

ATTEST:

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Alice Holloway, City Secretary



**Planning & Zoning Agenda  
May 5, 2025**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

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

**Background Information:**

**History:** This property has never been platted.

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

**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 build a home.

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

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

**Financial Information:**

N/A

**City Contact and Recommendations:**

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

**Attachments:**

1. Final Plat Application

2. Legal Description
3. Vicinity Map
4. JCSUD Letter
5. Final Plat
6. Tax certificate

*Item 2.*

## Final Plat Application

### 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 checked="" 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: Moises Diaz Addition

Project Address (Location): 1200 CR 905A, Joshua

Existing Zoning: \_\_\_\_\_ Proposed Zoning: Single Family

Existing Use: \_\_\_\_\_ Proposed Use: Single Family

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 1.36 1.363ac

**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: Marcus Miller Company: Lonestar Land Surveying

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

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

Property Owner: Gildardo Alvarez Company: \_\_\_\_\_

Address: 609 CR 904 Tel: 817-629-6397 Fax: \_\_\_\_\_

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

Key Contact: Marcus Miller Company: Lonestar Land Surveying

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

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

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

SIGNATURE: Gildardo Alvarez  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Gildardo Alvarez

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 12 day of April 2024

Notary Public



MARSHALL MILLER  
Notary ID #133615747  
My Commission Expires  
February 28, 2026

Signature

Marshall Miller

Date: 4-12-24

For Departmental Use Only

25-00080-01

Case No.: FP25-01

Project Manager: Marcus Miller

App \$505.00

Total Fee(s): Dep 2,500.00

Check No: 9/c

Date Submitted: 7/31/25

Accepted By: em

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

**OWNER'S CERTIFICATE**

STATE OF TEXAS           §

COUNTY OF JOHNSON   §

**WHEREAS GILDARDO ALVAREZ AND LAURA V PEREZ DE ALVAREZ**, OWNER OF A 1.363 ACRE TRACT OF LAND SITUATED IN THE DYER NUNER SURVEY, ABSTRACT NUMBER 643, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.363 ACRE TRACT OF LAND DESCRIBED BY DEED TO GILDARDO ALVAREZ AND LAURA V PEREZ DE ALVAREZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-16377, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.363 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 13, WEST BUFFALO CREEK ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 338, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF WEST BUFFALO TRAIL, A 60' RIGHT-OF-WAY;

**THENCE** NORTH 89 DEGREES 21 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1.363 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 288.69 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING ON THE APPARENT WEST LINE OF COUNTY ROAD 1023, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 13 BEARS NORTH 08 DEGREES 15 MINUTES 10 SECONDS WEST, A DISTANCE OF 163.96 FEET;

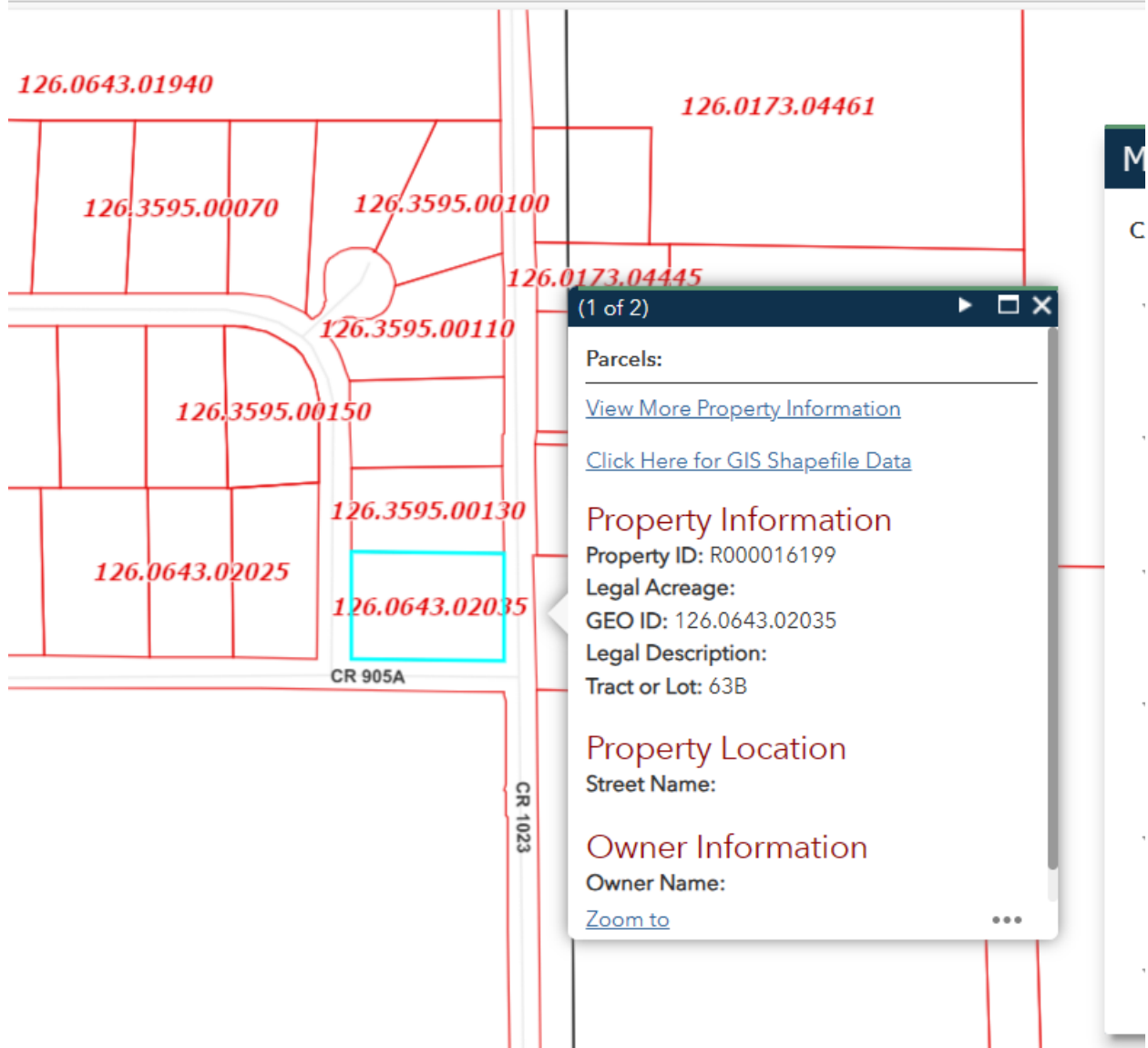
**THENCE** SOUTH 00 DEGREES 55 MINUTES 59 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 1.363 ACRE TRACT, AND WITH THE APPARENT WEST LINE OF SAID COUNTY ROAD 1023, A DISTANCE OF 205.36 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING AT THE INTERSECTION OF SAID WEST LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 905A, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, A DISTANCE OF 35.10 FEET;

**THENCE** SOUTH 89 DEGREES 28 MINUTES 16 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID CALLED 1.363 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 290.46 FEET, TO A 5/8" IRON ROD



FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING AT THE INTERSECTION OF SAID CENTERLINE AND THE EAST RIGHT-OF-WAY LINE OF SAID WEST BUFFALO TRAIL;

**THENCE** NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, AT A DISTANCE OF 30.02 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 204.81 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.363 ACRES OR 59,386 SQUARE FEET OF LAND, MORE OR LESS.





## Plat Review

Date: June 4, 2024

To: Marshall Miller; Marcus Miller  
From: Kim Wilson

Subject: Moises Diaz Addition

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Johnson County Special Utility District (JCSUD) has received the Final plat for the review of Moises Diaz 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,

Kimberly J Wilson  
Easement Analyst  
(817) 760-5204

Enclosure: Submitted Plat for Approval

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

JCSUD.com



PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	CR 1023	MINOR COLLECTOR (60' ROW)	0.015
	CR 905A	MINOR COLLECTOR (60' ROW)	0.199

LOT 13  
WEST BUFFALO CREEK ESTATES  
VOLUME 8, PAGE 338  
PRJCT

LINE	BEARING	DISTANCE
L1	S04°11'08"E	2.62'

### POINT OF BEGINNING

5/8" IRF  
N:6845275.94  
E:2305065.13

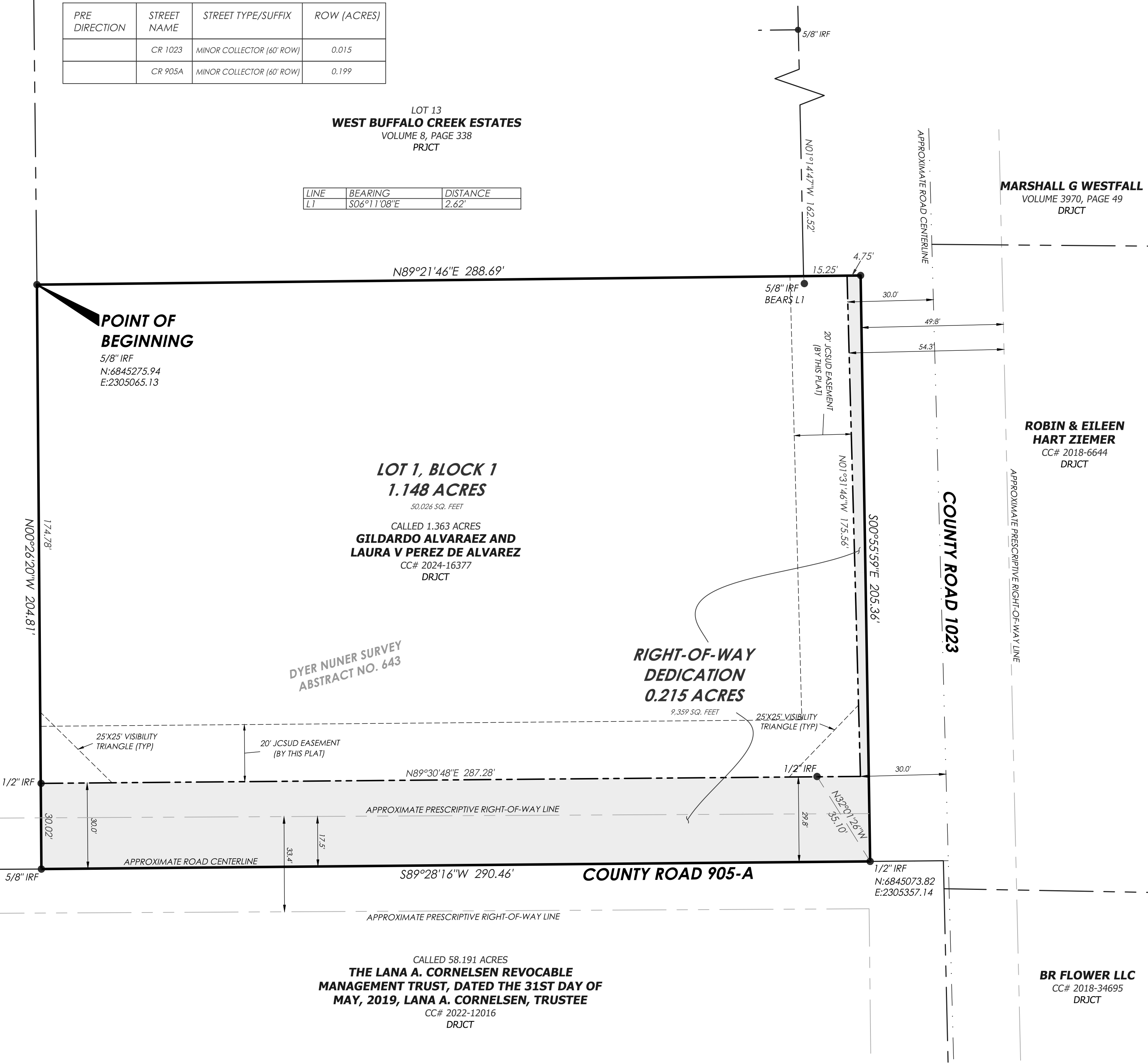
### LOT 1, BLOCK 1 1.148 ACRES

50,026 SQ. FEET  
CALLED 1.363 ACRES  
GILDARDO ALVAREZ AND  
LAURA V PEREZ DE ALVAREZ  
CC# 2024-16377  
DRJCT

DYER NUNER SURVEY  
ABSTRACT NO. 643

### RIGHT-OF-WAY DEDICATION 0.215 ACRES

9,359 SQ. FEET



CALLLED 58,191 ACRES  
THE LANA A. CORNELSEN REVOCABLE  
MANAGEMENT TRUST, DATED THE 31ST DAY OF  
MAY, 2019, LANA A. CORNELSEN, TRUSTEE  
CC# 2022-12016  
DRJCT

BR FLOWER LLC  
CC# 2018-34695  
DRJCT

LOT 14  
WEST BUFFALO CREEK ESTATES  
VOLUME 8, PAGE 338  
PRJCT

WEST BUFFALO TRAIL  
60' RIGHT-OF-WAY

COUNTY ROAD 1023  
APPROXIMATE PRESCRIPTIVE RIGHT-OF-WAY LINE

MARSHALL G WESTFALL  
VOLUME 3970, PAGE 49  
DRJCT

ROBIN & EILEEN  
HART ZIEMER  
CC# 2018-6644  
DRJCT

### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF JOHNSON §

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

I [WE] THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **MOISES DIAZ** ADDITION TO THE CITY OF JOSHUA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, I [WE] FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **MOISES DIAZ** ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I [WE] FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND / OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED.

THERE ARE NO LIENS AGAINST THE PROPERTY.

GILDARDO ALVAREZ

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2 \_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

LAURA V PEREZ DE ALVAREZ

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2 \_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

### 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 3 EASEMENTS ACROSS THIS PROPERTY:  
VOL. 994, PG. 462; VOL. 594, PG. 93; VOL. 716, PG. 685

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

9. THE SOLE PURPOSE OF THIS PLAT IS TO DEVELOP 1.363 ACRES FOR A SINGLE RESIDENTIAL LOT.

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.

12. 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.

### 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

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

### PRELIMINARY

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

MARSHALL W. MILLER, SURVEYOR  
TEXAS R.P.L.S. NO. 6882

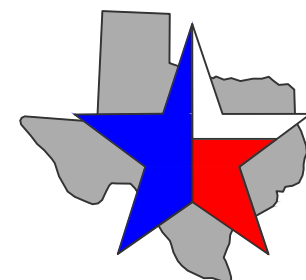
DATE: \_\_\_\_\_

FINAL PLAT  
LOT 1, BLOCK 1

## MOISES DIAZ ADDITION

BEING 1.363 ACRES OF LAND SITUATED IN THE DYER  
NUNER SURVEY, ABSTRACT NUMBER 643, CITY OF  
JOSHUA, JOHNSON COUNTY, TEXAS.

PREPARED: MARCH, 2025  
1 RESIDENTIAL 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 \_\_\_\_\_, 2 \_\_\_\_.

THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL BY THE PLANNING AND ZONING COMMISSION DURING WHICH TIME IT SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON, COUNTY, TEXAS. FAILURE TO RECORD THIS PLAT WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL SHALL RENDER THE PLAT INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2 \_\_\_\_.

CITY SECRETARY, CITY OF JOSHUA

APPROVED:

CHAIRMAN  
PLANNING & ZONING COMMISSION DATE

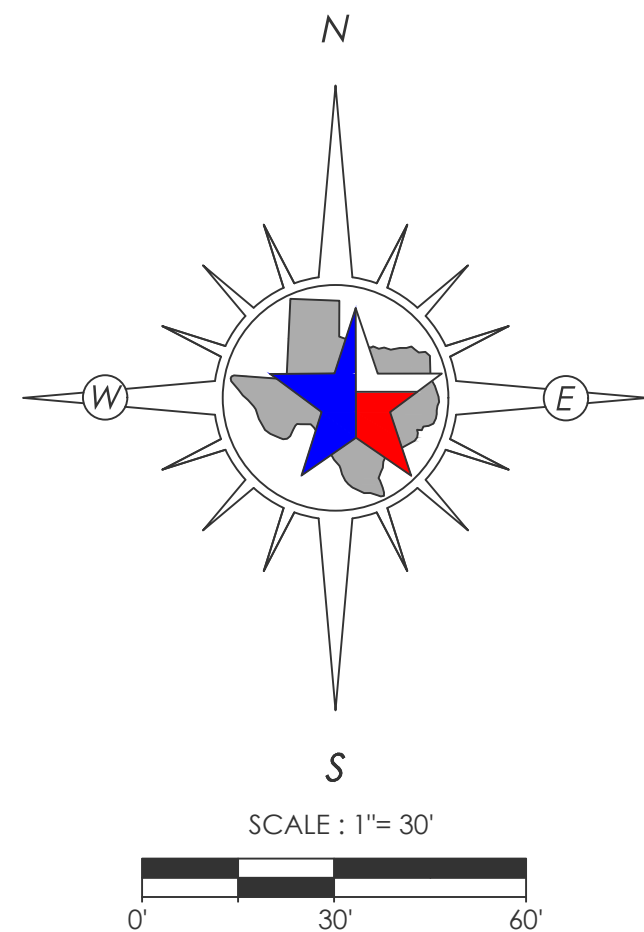
ATTEST:

CITY SECRETARY, CITY OF JOSHUA DATE

CITY CASE NO. FP25-02

PROJECT NUMBER: 230357 DATE: MARCH 31, 2025  
REVISED DATE:  
REVISION NOTES:

SHEET 1 OF 1



### FILING BLOCK

PLAT FILED \_\_\_\_ / \_\_\_\_ / \_\_\_\_

INSTRUMENT #: 2025 - \_\_\_\_

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

BY \_\_\_\_\_

JOHNSON COUNTY CLERK

BY \_\_\_\_\_

DEPUTY CLERK

OWNER(S)  
GILDARDO AND LAURA ALVAREZ  
609 CR 104  
JOSHUA, TX 76058  
maripini32940@gmail.com

### 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"





TAX CERTIFICATE FOR ACCOUNT : 126-0643-02035

AD NUMBER: R000016199

GF NUMBER:

CERTIFICATE NO : 16394702

**COLLECTING AGENCY**

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 1/31/2025

FEE : \$10.00

**PROPERTY DESCRIPTION**

ABST 643|TR 63B|D NUNER

PAGE 1 OF 1

**REQUESTED BY**

MOISES DIAZ

609 CR 904

JOSHUA TX 76058

**PROPERTY OWNER**

ALVAREZ GILDARDO &amp; LAURA V PEREZ DE

609 CR 904

JOSHUA TX 760580000

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:	115,600	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	115,600	LIMITED VALUE:	0
EXEMPTIONS: 23.231 Circuit Breaker Limitation			
LAWSUITS:			

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

**TOTAL CERTIFIED TAX DUE 1/2025 : \$0.00**

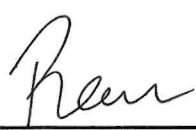

ISSUED TO :

ACCOUNT NUMBER:

MOISES DIAZ

126-0643-02035

CERTIFIED BY :

, JOHNSON COUNTY

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

