

AGENDA PLANNING & ZONING COMMISSION JOSHUA CITY HALL - COUNCIL CHAMBERS JUNE 03, 2024 6:30 PM

The Planning & Zoning Commission will hold a meeting on June 3, 2024, 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/85213478976?pwd=lc0EsujZHjTKTvay8iKkAyNQKaBP5R.1

Meeting ID: 85213478976 Passcode: 769813

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 1, 2024, meeting minutes.
- Discuss, consider, and possible action on approving a replat regarding 0.2650 acres of land known as Lot 5R, Block 4, Original Town of Joshua, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 204 N. Main Street for the future construction of a commercial professional 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 817/556-0603.

CERTIFICATE: I hereby certify that the above agenda was posted on May 31, 2024, by 12:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES PLANNING & ZONING COMMISSION JOSHUA CITY HALL - COUNCIL CHAMBERS APRIL 01, 2024 6:30 PM

PRESENT

Chair Brent Gibson Commissioner Jason Allred Sr Commissioner Jerry Moore Commissioner Robert Purdom Alternate 1 Kathy Sales Alternate 2 Elizabeth Webb STAFF PRESENT Development Serv. Dir. Aaron Maldonado City Secretary Alice Holloway

ABSENT

Commissioner Julian Torrez Commissioner Billy Jenkins Commissioner Michael Frazier

The Planning & Zoning Commission will hold a meeting on April 1, 2024, 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 and access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

https://us02web.zoom.us/j/85773844705?pwd=Sm9BUG9vS2NrVW55M3U5cmY0bFFiUT09

Meeting ID: 85773844705 Passcode: 434196

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. CITIZENS FORUM

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

NA

C. REGULAR AGENDA

Item 1.

1. Discuss, consider, and possible action on appointment of the Chairperson and Vice-Chairperson for a one-year term.

Motion made by Commissioner Moore to appoint Brent Gibson as Chair. Seconded by Commissioner Purdom.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Alternate 1 Sales, Alternate 2 Webb

Motion made by Commissioner Purdom to appoint Jerry Moore as Vice-Chair. Seconded by Commissioner Sales.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Alternate 1 Sales, Alternate 2 Webb

2. Discuss, consider, and possible action on the November 06, 2023, meeting minutes.

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

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Alternate 1 Sales, Alternate 2 Webb

3. Discuss, consider, and possible action on approving a Site Plan regarding 0.156 acres of land known as Lots 3 and 4, Block 10, Original Town Joshua, W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 207 N. Main, to allow for the construction of a commercial professional building.

Motion made by Alternate 1 Sales, Seconded by Commissioner Allred Sr. Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Alternate 1 Sales, Alternate 2 Webb

D. ADJOURN

| | Brent Gibson, Chair |
|--------------------------------|---------------------|
| ATTEST: | |
| | |
| Alice Holloway, City Secretary | |

Commissioner Gibson adjourned the meeting at 6:35 pm.



Planning & Zoning Agenda June 3, 2024

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a replat regarding 0.2650 acres of land known as Lot 5R, Block 4, Original Town of Joshua, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 204 N. Main Street for the future construction of a commercial professional building.

Background Information:

History: The subject property was platted as a portion of lot 3, and all of lots 4,5,6, Block 4, the Original Town of Joshua.

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

Analysis: The plat is converting a portion of lot 3 and all of lot 4,5,6 into one platted lot for the construction of a commercial professional building.

Utilities: Water is provided by Johnson County Special Utility District. A letter of final approval will be required.

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 with a stipulation that we receive the approval letter from the Johnson County Special Utility District.

Attachments:

Item 2.

- 1. Replat Application
- 2. Legal Description
- 3. Vicinity Map
- 4. Replat of 204 N Main

| | 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 Name: 204 N. Main St. | - - |
| 208.74 | Project Address (Location): 24N. Main St. Joshua, TX 76058 | - |
| 01/ | Existing Zoning: Commercial Proposed Zoning: Proposed Use: | _ |
| 0000/ | Existing Comprehensive Plan Designation: Gross Acres: O. 265 | . 1 |
| ia, rexas | <u>Application Requirements</u> : 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. | |
| cr, Joshi | APPLICANT INFORMATION Applicant: Company: funtied Properties 7 | no |
| one III | City: Phyleson State: TX ZIP: 7697 Email: Justice + wurfelds w | m |
| o. Ma | Property Owner: Robbie Rumfield Company: Rumfield Properties F | nc |
| 101 | Address: 10 Pox 1087 Tel: 17.447.1081 Fax: 81447.4194 City: Brules on State: TX ZIP: 76097 Email: dustre rum-fields. | L Con |
| IIIY III | City: Dill les on State: 12 ZIP: 1609 Email: austral united States of Company: Cumfield Popularies of States of Company: Compan | r |
| | Address: R BX 1687 Tel: 87.447.1081 Fax: 87.447.494 | - |
| Developmen | City: Bullesm State: TX ZIP: 16091 Email: robbie@rumfields.com | $\overline{}$ |
| 010/ | SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME) For Departmental Use Only | |
| | SIGNATURE: (Letter of authorization required if signature is other than property owner) Reint or Type Name: Rebe of Countield Project Manager: Robbi e Rumfield | |
| Flanning and | 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 | |
| | Given under my hand and seal of office on this day of the 2021 Check No: 180 Check No: 180 | |
| JUSHUA | Notary Public Silva Signature ATRICA of Milling | |
| I Y OF | Signature Accepted By: Date of Complete Application Date of Complete Application Date of Complete Application | |
| 5 | Date of Complete Application | |
| | Within the same of | 7 |

EAST 8TH STREET 80' RIGHT-OF-WAY 1/2" IRF 1/2" IRF LOT 1 LOT 2 OSCAR J. MONDRAGON VOLUME 4405, PAGE 490 LOT 2 DRJCT 49.9' 1/2" IRF 50.0' LOT 3 LOT 11, BLOCK 4 ORIGINAL TOWN OF JOSHUA N87°30'35"E 114.98' VOLUME 24, PAGE 44 NAD83 GRID LOT 3 DRJCT N: 6853257.64 E: 2311462.43 BLOCK 4 ORIGINAL TOWN OF JOSHUA VOLUME 24, PAGE 44 DRJCT LOT 4 1/2" IRF LOT 5R, BLOCK 4 LOT 5 0.2650 ACRES 11,543 SQ. FEET LOT 5 5/8" CIRF RUMFIELD PROPERTIES, INC. LOT 6 CC# 2024-1473 DRJCT LOT 6 LOT 12, BLOCK 4 W.W. BYERS SURVEY ORIGINAL TOWN OF JOSHUA LOT 7 ABSTRACT NO. 29 VOLUME 24, PAGE 44 POINT OF DRJCT **BEGINNING** LOT 7 NAD83 GRID CADDO GROVE MASONIC N: 6853152.38 LOT 8 E: 2311351.92 LODGE NO. 352 **VOLUME 312, PAGE 579** LOT 8 DRJCT 1/2" IRF Conveyor Dr 917 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 SCALE: 1"= 20" REGULATIONS OF THE CITY OF JOSHUA. WITNESS OUR HAND, THIS DAY OF CITY SECRETARY FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR _____,

DRAWER _____, SLIDE ____

DEPUTY

COUNTY CLERK, JOHNSON COUNTY, TEXAS

REVISION NOTES: SHEET 1 OF 1

REVISED DATE:

PLANNING & ZONING COMMISSION

CITY CASE NO. RP24-01

CITY SECRETARY

PROJECT NUMBER: 240041 DATE: MAY 2, 2024

GENERAL NOTES

- 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
- 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#2022-23895

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

THE SOLE PURPOSE OF THIS REPLAT IS TO PLAT 0.265 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.

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 _____, 2024.

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" OWNER'S CERTIFICATE

STATE OF TEXAS **COUNTY OF JOHNSON**

WHEREAS RUMFIELD PROPERTIES, INC., OWNER OF A 0.265 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, AND ALL OF LOTS 4, 5 AND 6, BLOCK 4, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF 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 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID LOT 6, SAME BEING THE NORTHWEST CORNER OF LOT 7, SAID BLOCK 4, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 100' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 02 DEGREES 29 MINUTES 24 SECONDS EAST. A DISTANCE OF 502.30 FEET;

THENCE NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.36 FEET, to a 5/8" capped iron rod set stamped "Lonestar 6882" on the West Line of Said Lot 3, from which a 5/8" capped IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 4 BEARS NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.18 FEET;

THENCE NORTH 87 DEGREES 30 MINUTES 35 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID LOT 3, A DISTANCE OF 114.98 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING ON THE WEST LINE OF A 20' ALLEY ADJACENT TO SAID BLOCK 4, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 4 BEARS NORTH 11 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 82.62 FEET;

THENCE SOUTH 02 DEGREES 32 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID 20' ALLEY, A DISTANCE OF 100.36 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHEAST CORNER OF SAID LOT 6, SAME BEING THE NORTHEAST CORNER OF SAID LOT 7, FROM WHICH A 1" IRON ROD FOUND BEARS FOR REFERENCE NORTH 16 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF 33.39 FEET, AND FROM WHICH A 5/8" CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11 BEARS NORTH 74 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 138.34 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 35 SECONDS WEST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 6, BEING COMMON WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 115.06 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.265 ACRES OR 11,543 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 5R, BLOCK 4, 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 _____, 2024.

NOTARY PUBLIC

REPLAT LOT 5R, BLOCK 4 ORIGINAL TOWN OF JOSHUA

BEING A 0.2650 ACRES OF LAND SITUATED IN THE W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF A PORTION OF LOT 3, AND ALL OF LOTS 4, 5, 6, BLOCK 4, 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: MAY, 2024 1 COMMERCIAL LOT



-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,

JOSHUA, TX 76058 817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS RUMFIELD PROPERTIES, INC., OWNER OF A 0.265 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, AND ALL OF LOTS 4, 5 AND 6, BLOCK 4, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF 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 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID LOT 6, SAME BEING THE NORTHWEST CORNER OF LOT 7, SAID BLOCK 4, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 100' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 02 DEGREES 29 MINUTES 24 SECONDS EAST, A DISTANCE OF 502.30 FEET;

THENCE NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.36 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE WEST LINE OF SAID LOT 3, FROM WHICH A 5/8" CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 4 BEARS NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.18 FEET;

THENCE NORTH 87 DEGREES 30 MINUTES 35 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID LOT 3, A DISTANCE OF 114.98 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING ON THE WEST LINE OF A 20' ALLEY ADJACENT TO SAID BLOCK 4, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 4 BEARS NORTH 11 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 82.62 FEET;

THENCE SOUTH 02 DEGREES 32 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID 20' ALLEY, A DISTANCE OF 100.36 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHEAST CORNER OF SAID LOT 6, SAME BEING THE NORTHEAST CORNER OF SAID LOT 7, FROM WHICH A 1" IRON ROD FOUND BEARS FOR REFERENCE NORTH 16 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF 33.39 FEET, AND FROM WHICH A 5/8" CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11 BEARS NORTH 74 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 138.34 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 35 SECONDS WEST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 6, BEING COMMON WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 115.06 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.265 ACRES OR 11,543 SQUARE FEET OF LAND, MORE OR LESS.

