



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JUNE 01, 2026
6:30 PM

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

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. CITIZENS FORUM

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

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the May 11, 2026, meeting minutes.
2. Discuss, consider, and possible action on approving a final plat regarding 6.390 acres of land known as Lot 1 & 2, Block 1, Hutchens Addition situated in the Dyer Nuner Survey, Abstract No. 643, City of Joshua, Johnson County, Texas, located at 1709 CR 909.
3. Discuss, consider, and possible action on approving a final plat regarding 5.098 acres of land known as Lot 1, Block 1, Meliton Diaz Addition situated in the McKinney & Williams Survey, Abstract No. 636, and the David Hunter Survey, Abstract No.348, City of Joshua, Johnson County, Texas, located at 965 CR 705.

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 Commissioners 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 21, 2026, by 6:30 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**Planning & Zoning Agenda
June 1, 2026**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 6.390 acres of land known as Lot 1 & 2, Block 1, Hutchens Addition situated in the Dyer Nuner Survey, Abstract No. 643, City of Joshua, Johnson County, Texas, located at 1709 CR 909.

Background Information:

History: The subject property has never been platted.

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

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

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

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

Financial Information:

NA

City Contact and Recommendations:

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

Prepared By:

Nora Fussner, Director of Economic Development

Attachments:

Item 2.

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. Johnson County Special Utility District Letter
5. Final Plat of Hutchens Addition
6. Tax certificate

City of Joshua Development Services Universal Application

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

- 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: Hutchens Addition

Project Address (Location): 1709 CR 909

Existing Zoning: Ag Proposed Zoning: Ag

Existing Use: Ag Proposed Use: _____

Existing Comprehensive Plan Designation: 2 LOTS Gross Acres: 6.39

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: Randall K. & Susan R. Hutchens Company: _____

Address: [Redacted] Tel: 817746719 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: [Redacted]

Property Owner: Randall K. & Susan R. Hutchens Company: _____

Address: [Redacted] Tel: same Fax: _____

City: Joshua State: TX ZIP: 76058 Email: same

Key Contact: Rudy Martinez - BlueStar Company: BlueStar Surveying

Address: 140 Scarlett oaks Tel: 8176599206 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: Rudy5470@aatt.net

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

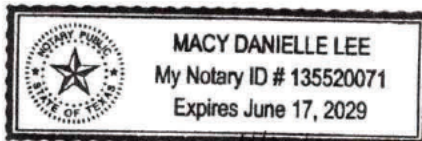
SIGNATURE: Randall K. Hutchens Susan R. Hutchens
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Randall K. & Susan Hutchens

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 20th day of April 2026

Macy Danielle Lee
Notary Public



Signature: Macy Danielle Lee Date: 4/20/26

For Departmental Use Only

Case No.: FP26-01
26-00344-01

Project Manager: Randy Hutchens

Total Fee(s): 3010.00

Check No.: 3667

Date Submitted: 4/30/26

Accepted By: em

Date of Complete Application: _____

JCSUD Letter - 5/8/26

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Hutchens tract, for the southeast corner of a called 1.61 acre tract of land conveyed in the deed to Erica Ochoa et vir recorded in Document Number 2022-36795, Deed Records, Johnson County, Texas, being in the north line of a called 2.030 acre tract of land conveyed in the deed to Nicholas Grimes, recorded in Document Number 2009-30671, Deed Records, Johnson County, Texas;

THENCE N 01°50'34" E, along the west line of said Hutchens tract, and along the east line of said Ochoa tract, a distance of 281.41 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Ochoa tract, for the southeast corner of a tract of land conveyed in the deed to John Nuckols recorded in Document Number 2013-3695, Deed Records, Johnson County, Texas;

THENCE N 01°39'47" E, along the west line of said Hutchens tract, and along the east line of said Nuckols tract, a distance of 252.26 feet to a 1/2 inch iron rod found for the northwest corner of said Linder tract, for the northeast corner of said Nuckols tract, and being in the south right-of-way line of County Road 909;

THENCE S 86°51'46" E, along the north line of said Hutchens tract, and along the south right-of-way line of said County Road 909, a distance of 508.63 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Hutchens tract, for the northwest corner of a called 1.000 acre tract of land conveyed in the deed to Jeffrey L. Monk et ux, Kathy J. Monk recorded in Document Number 2018-32680, Deed Records, Johnson County, Texas;

THENCE S 00°54'06" E, along the east line of said Hutchens tract, and along the west line of said Monk tract, passing a 1/2 inch iron rod found online at a distance of 0.89 feet, and continuing a total distance of 290.81 feet to a 1/2 inch iron rod with cap stamped "RECER FOX" found for the southwest corner of said Monk tract, for the westerly northwest corner of a called 5.22 acre tract of land conveyed in the deed to Kathy Monk recorded in Document Number 2017-28773, Deed Records, Johnson County, Texas;

THENCE S 00°38'58" E, along the east line of said Hutchens tract, and along the west line of said called 5.22 acre tract, a distance of 246.17 feet to a 1/2 inch iron rod found for the southeast corner of said Monk tract, for the northeast corner of said Grimes tract;

THENCE N 86°37'31" W, along the south line of said Hutchens tract, and along the north line of said Grimes tract, a distance of 532.53 feet to the **POINT OF BEGINNING** and containing 278,332 square feet or 6.390 acres of land more or less.



Plat Review

Date: May 7, 2026

To: Rudy Martinez, Susan Hutchens, Randy Hutchens

From: Kim Wilson

Subject: Hutchens Addition

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



LETTER OF NOTICE

Date: May 7, 2026

Please be advised that the proposed final plat Hutchens Addition may be problematic with prescribed operations of the District.

Dear City of Joshua:

It has come to JCSUD's attention that the final plat for Hutchens Addition through the platting process, is considering the approval of this subdivision plat; whereby the developer is required to dedicate land for additional right-of-way and/or future road expansion that overlaps easements previously granted to JCSUD or its predecessors-in-interest by the fee simple land owners. These easements contain buried water distribution/transmission lines of various sizes.

JCSUD owns these easements. These easements are considered "property" and subject to the United States and Texas Constitutional provisions that prohibit the taking or damaging of property for public use without adequate consideration or compensation. The District's existing easement is a dominant estate as to any subsequent grant or dedication by the owners of the land appurtenant to the easement. Harris County Flood Control District v. Shell Pipe Line Corporation, 591 S.W. 2d 798 (Tex. 1979), Magnolia Pipe Line Company v. City of Tyler, 348 S.W. 2d.537 (Tex.Civ.App.-Texarkana 1961); According to the above-referenced case law, the government entity that requires removal or adjustment of utility lines from pre-existing easements out of subsequently dedicated road right-of-ways is liable for the cost of such removal or adjustment.

Any subsequent dedication of right-of-way over these existing easements and water transmission lines is creating a situation where any future use or development of the right-of-way by the governing entity would require the water lines to be relocated with the governing entity bearing the related expenses. Since it appears that this is a question of when and not if this newly dedicated right-of-way is utilized, the desire is to address the situation soonest to avoid any conflict.

This correspondence is to notify of JCSUD's easement rights and your obligations to pay for the costs of relocation should future use of the right-of-way require JCSUD's lines to move to another location.

Sincerely,

Nan Bise

System Development Manager

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

JCSUD.com

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS RANDALL K. HUTCHENS & SUSAN R. HUTCHENS, is the sole owner of a 6.390 acre tract of land situated in the DYER NUNER SURVEY, ABSTRACT NO. 643, in the City of Joshua, Johnson County Texas, being a called 6.40 acre tract of land conveyed in the Randall K. Hutchens & Susan R. Hutchens recorded in Document Number 2025-3076, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Hutchens tract, for the southeast corner of a called 1.61 acre tract of land conveyed in the deed to Erica Ochoa et vir recorded in Document Number 2022-36795, Deed Records, Johnson County, Texas, being in the north line of a called 2.030 acre tract of land conveyed in the deed to Nicholas Grimes, recorded in Document Number 2009-30671, Deed Records, Johnson County, Texas;

THENCE N 01°50'34" E, along the west line of said Hutchens tract, and along the east line of said Ochoa tract, a distance of 281.41 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Ochoa tract, for the southeast corner of a tract of land conveyed in the deed to John Nuckols recorded in Document Number 2013-3695, Deed Records, Johnson County, Texas;

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THENCE S 86°51'46" E, along the north line of said Hutchens tract, and along the south right-of-way line of said County Road 909, a distance of 508.63 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Hutchens tract, for the northwest corner of a called 1.000 acre tract of land conveyed in the deed to Jeffrey L. Monk et ux, Kathy J. Monk recorded in Document Number 2018-32680, Deed Records, Johnson County, Texas;

THENCE S 00°54'06" E, along the east line of said Hutchens tract, and along the west line of said Monk tract, passing a 1/2 inch iron rod found online at a distance of 0.89 feet, and continuing a total distance of 290.81 feet to a 1/2 inch iron rod with cap stamped "RECER FOX" found for the southwest corner of said Monk tract, for the westerly northwest corner of a called 5.22 acre tract of land conveyed in the deed to Kathy Monk recorded in Document Number 2017-28773, Deed Records, Johnson County, Texas;

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THENCE N 86°37'31" W, along the south line of said Hutchens tract, and along the north line of said Grimes tract, a distance of 532.53 feet to the POINT OF BEGINNING and containing 278.332 square feet or 6.390 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the Lot 1, & Lot 2, Block 1 of the HUTCHENS 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 Lot 1, & Lot 2, Block 1 of the Hutchens 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.

BY: RANDALL K. HUTCHENS

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared RANDALL K. HUTCHENS, 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 UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for
The State of Texas
My Commission expires: _____

BY: SUSAN R. HUTCHENS

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared SUSAN R. HUTCHENS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for
The State of Texas
My Commission expires: _____

There are no liens against the property.

FINAL PLAT
LOT 1, & LOT 2, BLOCK 1
HUTCHENS ADDITION
6.390 ACRES
DYER NUNER SURVEY, ABSTRACT NO. 643
2 RESIDENTIAL LOT
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS
APRIL 16, 2026

Setbacks Per Zoning (A-AGRICULTURAL DISTRICT).

- 1. Minimum Front Setback - 35 feet
- 2. Minimum Side Setback - 20 feet from an interior lot and 25 feet from a side street.
- 3. Minimum Rear Setback - 25 feet

APPROVED BLOCK
I hereby certify that the above and foregoing plat of Hutchens Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the _____ day of _____, 2026.
This approved plat shall remain valid for a period of two (2) years from approval by the Planning and Zoning Commission during which time it shall be recorded in the office of the County Clerk of Johnson County, Texas. Failure to record this plat within two (2) years from said date of final approval shall render the plat invalid. This plat shall be subject to all the requirements of the Subdivision Regulations of the City of Joshua.
WITNESS OUR HANDS, this _____ day of _____, 2026.
City Secretary, City of Joshua

APPROVED:
Chairman _____ Date _____
Planning & Zoning Commission
Attest:
City Secretary, City of Joshua _____ Date _____

PLAT FILED _____, 20____.
SLIDE _____, VOLUME _____, PAGE _____.
JOHNSON COUNTY PLAT RECORDS
BY: _____
COUNTY CLERK

NOTE:
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.

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

"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.

The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.

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.

This property is subject to a Johnson County Rural Water Supply Corporation 15' Easement in Volume 906, Page 695, Deed Records, Johnson County, Texas, as pipe line(s) installed.

This property is subject to a Johnson County Rural Water Supply Corporation Easement in Volume 619, Page 86, Deed Records, Johnson County, Texas, and is blanketed in nature.
The easement to Johnson County Rural Water Supply Corporation 20' Easement in Volume 3029, Page 714, Deed Records, Johnson County, Texas, is shown on this plat.

FLOOD STATEMENT
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0160J, EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

THE FLOODPLAIN DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL MAP NUMBER 48251C0160J, EFFECTIVE DATE OF DECEMBER 4, 2012. THE 100 YEAR FLOODPLAIN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FEMA FLOOD PLAIN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAME. SHADED AREA SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN BASED ON INFORMATION STATED ABOVE.

SURVEYOR'S CERTIFICATE

That I, Roy Rodriguez, do certify that I prepared this plat from an actual and accurate survey of the land on April 16, 2026 and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision requirements of the City of Joshua.

RELEASED 04/16/2026 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
Roy Rodriguez
Register Professional Land Surveyor No. 5596

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2026.

Notary Public in and for
The State of Texas
My Commission expires: _____

OWNER:
RANDALL K. HUTCHENS & SUSAN R. HUTCHENS

LAND USE TABLE

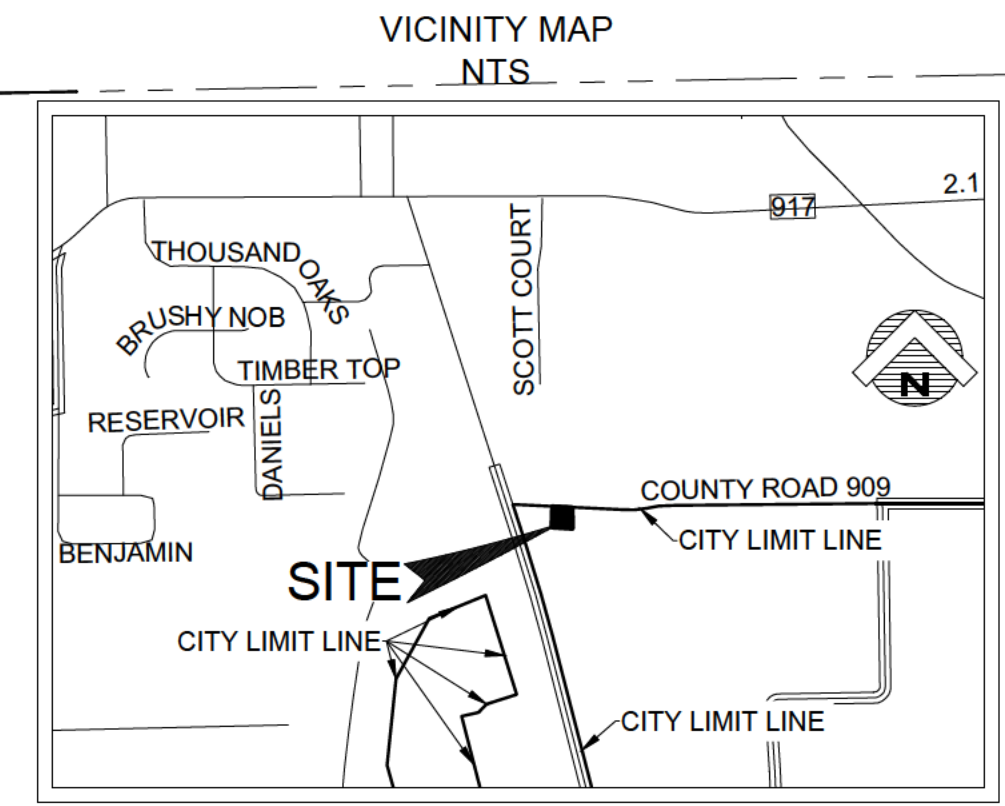
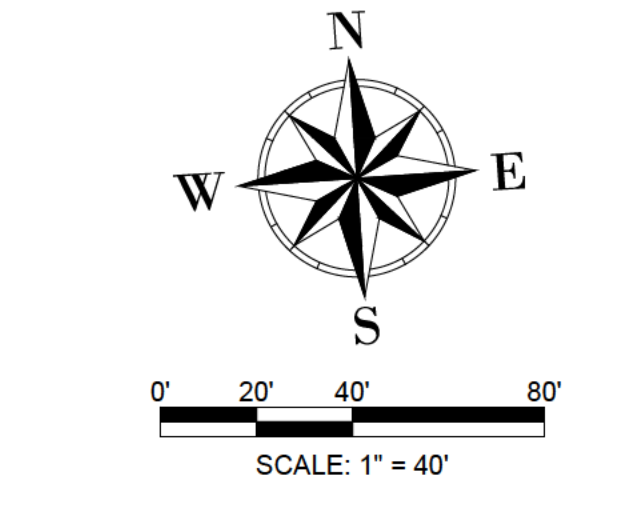
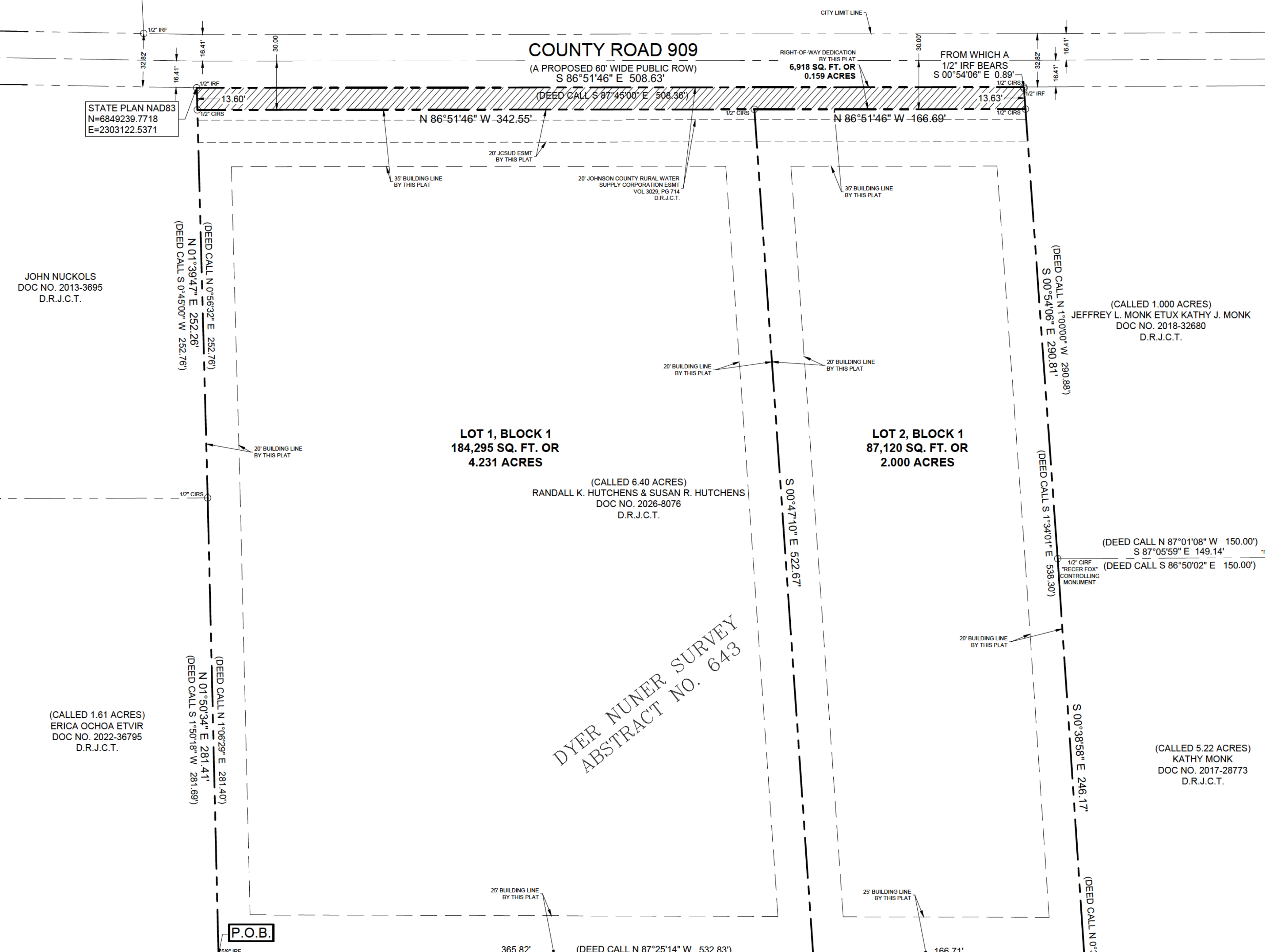
GROSS SITE AREA	6.390 ACRES
TOTAL NUMBER OF LOTS	2
RESIDENTIAL LOTS	2
ACREAGE	6.390 ACRES

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.
(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1012 CEDAR BREAK CT. | 817-659-9206
DUBLIN, TEXAS 76033 | 800-368-7222
WWW.BLUESTARSURVEYING.COM
JN 26-074 | GF # | DATE: 4/16/26

(CALLED 0.991 ACRES)
ERIC RYAN CONTRERAS
DOC NO. 2019-20494
D.R.J.C.T.

(CALLED 7.133 ACRES)
SUMMER E. CASHION & BRANDON RICH & WILLIAM RICH
DOC NO. 2025-27027
D.R.J.C.T.



(CALLED 2.030 ACRES)
NICHOLAS GRIMES
DOC NO. 2009-30671
D.R.J.C.T.

(CALLED 1.970 ACRES)
PAIGE STONE ET VIR KYLE STONE
DOC NO. 2016-31856
D.R.J.C.T.

STATE PLAN NAD83
N=8848675.0020
E=2303637.7750

TAX CERTIFICATE FOR ACCOUNT : 126-0643-01690
 AD NUMBER: R000016172
 GF NUMBER:
 CERTIFICATE NO : 17823541

DATE : 4/17/2026
 FEE : \$10.00
PROPERTY DESCRIPTION
 ABST 643|TR 48|D NUNER

COLLECTING AGENCY
 Johnson County
 P O BOX 75
 CLEBURNE TX 76033-0075

0001709 CR 909
 6.39 ACRES

REQUESTED BY
 RANDALL HUTCHENS

PROPERTY OWNER
 LINDNER ROBERT ALAN

1709 CR 909
 JOSHUA TX 76058

1709 CR 909
 JOSHUA TX 76058

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

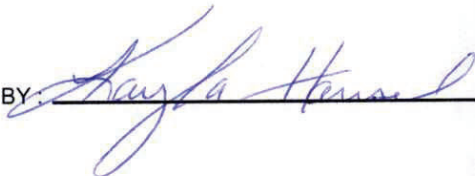
THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	319,500	IMPROVEMENT :	50,553
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	370,053	LIMITED VALUE:	0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

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

TOTAL CERTIFIED TAX DUE 4/2026 : \$0.00

ISSUED TO : RANDALL HUTCHENS
 ACCOUNT NUMBER: 126-0643-01690

CERTIFIED BY: 

, JOHNSON COUNTY



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



**Planning & Zoning Agenda
June 1, 2026**

Minutes Resolution

Action Item

Agenda Description:

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Background Information:

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

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

Utilities: Water is provided by the Bethesda Water Supply Corporation.

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

Financial Information:

NA

City Contact and Recommendations:

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Prepared By:

Nora Fussner, Director of Economic Development

Attachments:

Item 3.

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3. Vicinity Map
4. Bethesda Water Supply Corporation Letter
5. Final Plat of Meliton Diaz Addition
6. Tax certificate

City of Joshua Development Services Universal Application

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

- Pre-Application Meeting
- Conditional Use Permit
- Preliminary Plat
- Replat
- Minor Plat
- Comprehensive Plan Amendment
- Zoning Variance (ZBA)
- Final Plat
- Planned Development Concept Plan
- Zoning Change
- Subdivision Variance
- Amending Plat
- Planned Development Detailed Plan
- Other _____

PROJECT INFORMATION

Project Name: Meliton Diaz Addition

Project Address (Location): 965 CR 705 Joshua Tx. 76058

Existing Zoning: R1 Proposed Zoning: _____

Existing Use: _____ Proposed Use: _____

Existing Comprehensive Plan Designation: _____ Gross Acres: _____

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

APPLICANT INFORMATION

Applicant: Meliton Diaz Jr. Company: _____

Address: _____ Tel: _____

City: Joshua State: Tx ZIP: 76058 Email: _____

Property Owner: Meliton Diaz Jr. Company: _____

Address: _____ Tel: _____

City: Joshua State: Tx ZIP: 76058 Email: _____

Key Contact: Marshall Miller Company: Lonestar Surveying

Address: 3521 SW Wilshire, Sta. Tel: 817-935-8701 Fax: _____

City: Joshua State: Tx ZIP: 76058 Email: _____

<p>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)</p> <p>SIGNATURE: <u>Meliton Diaz Jr.</u> <small>(Letter of authorization required if signature is other than property owner)</small></p> <p>Print or Type Name: <u>MELITON DIAZ JR.</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>12</u> day of <u>May</u> 20<u>26</u></p> <p><u>Cheryl McClain</u> Notary Public</p>	<p>For Departmental Use Only</p> <p>26-00387-01</p> <p>Case No.: <u>FP23-02</u></p> <p>Project Manager: <u>Meliton Diaz</u></p> <p>Total Fee(s): <u>505.00</u></p> <p>Check No: <u>Ch</u></p> <p>Date Submitted: <u>5-12-26</u></p> <p>Accepted By: <u>EM</u></p> <p>Date of Complete Application: <u>5-12-26</u></p>
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CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 817.558.7447

WHEREAS, MELITON DIAZ, JR, OWNER OF A 5.908 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, AND THE DAVID HUNTER SURVEY, ABSTRACT NO. 348, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF A CALLED 5.908 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MELITON DIAZ, JR, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2023-19367, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 5.908 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE SOUTHEAST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE LOWER SOUTHWEST CORNER OF A CALLED 5.910 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO JUAN J. SOTO AND CHRISTINE M. SOTO, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2016-30509, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 705, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 223.58 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE LOWER SOUTHWEST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE UPPER SOUTHEAST CORNER OF A CALLED 5.910 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO LAURA ANN BRITTON, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2024-13096, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR AN INTERIOR ELL CORNER OF SAID CALLED 5.910 ACRE TRACT BEARS SOUTH 89 DEGREES 50 MINUTES 32 SECONDS WEST, A DISTANCE OF 114.74 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 26 SECONDS WEST, ALONG THE LOWER WEST LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE UPPER EAST LINE OF SAID CALLED 5.910 ACRE BRITTON TRACT, A DISTANCE OF 196.66 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR AN INTERIOR ELL CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 5.910 ACRE BRITTON TRACT;

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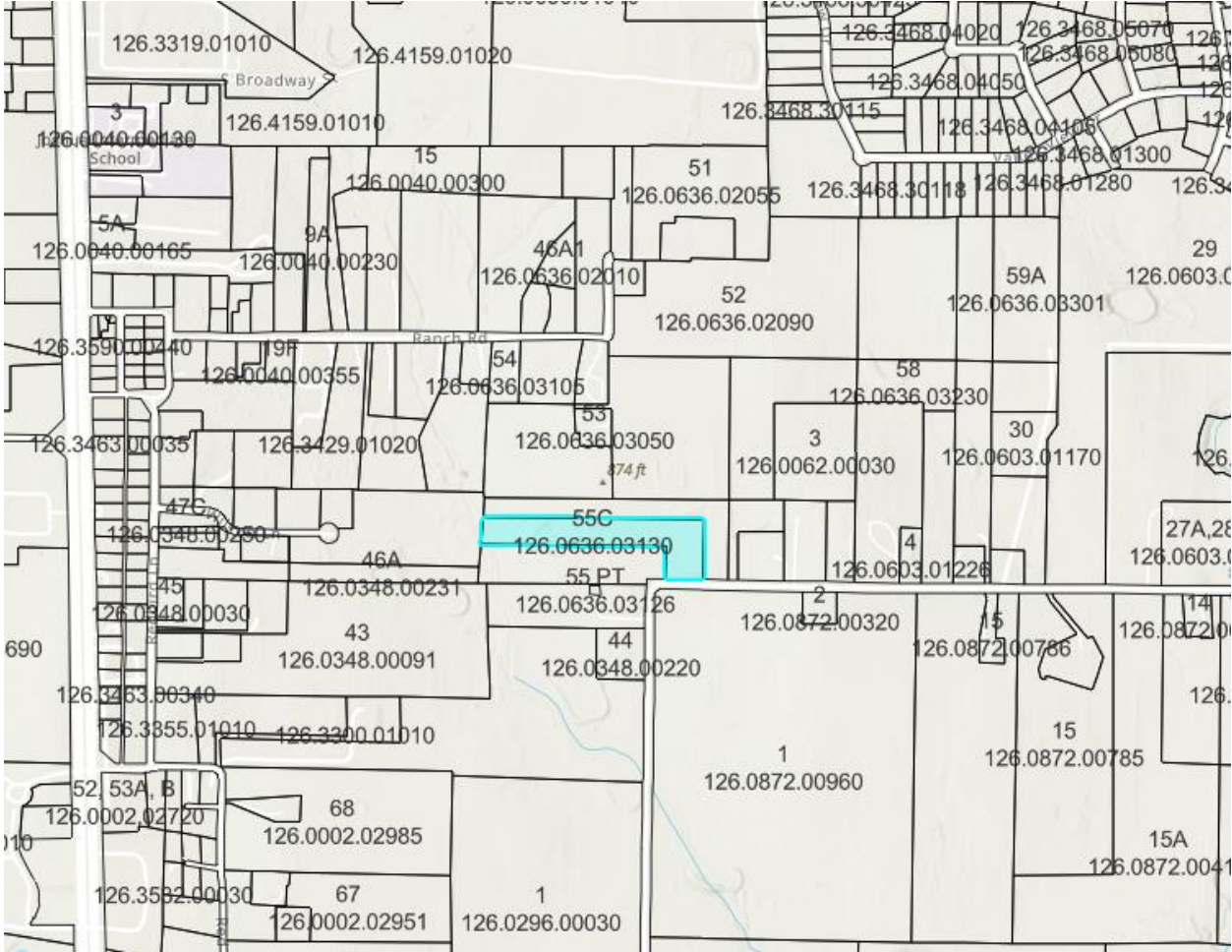
UPPER SOUTHWEST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 5.910 ACRE BRITTON TRACT;

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THENCE SOUTH 00 DEGREES 05 MINUTES 09 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE LOWER WEST LINE OF SAID CALLED 5.910 ACRE SOTO TRACT, A DISTANCE OF 356.36 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 5.908 ACRES OR 257,339 SQUARE FEET OF LAND, MORE OR LESS.

Vicinity Map



Bethesda Water Supply Corporation
P.O. Box 130 Burleson, Texas 76097
509 S. Burleson Blvd. Burleson, Texas 76028
817-295-2131 Office 817-295-2686 Fax

July 25, 2025

To whom it may concern

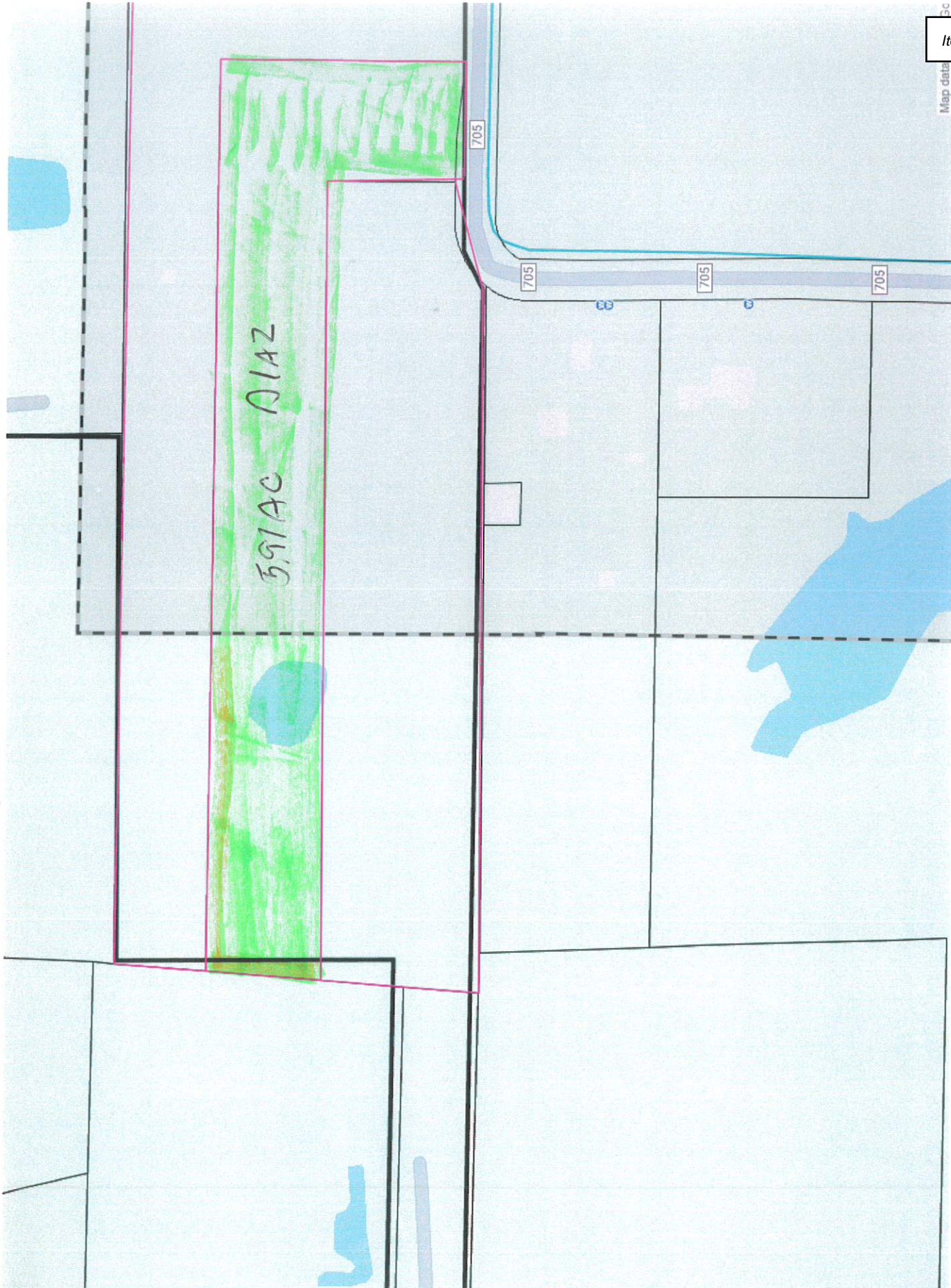
Re: 5.91acre at 965 County Rd 705 Johsua, Texas 76058 Johnson County # 126.6036.03130

Bethesda Water Supply has a 2.5" main on the southeast side of County Rd 705. Bethesda will serve domestic water with only one 5/8" x 3/4" water meter. The 5.91ac property can only serve one residential house.

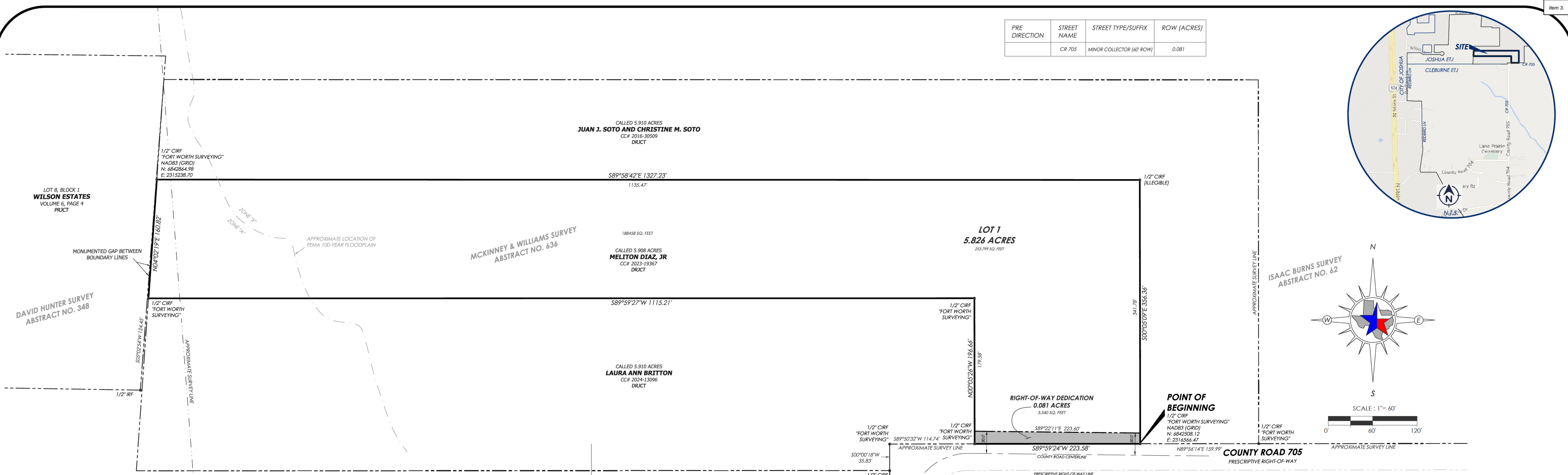
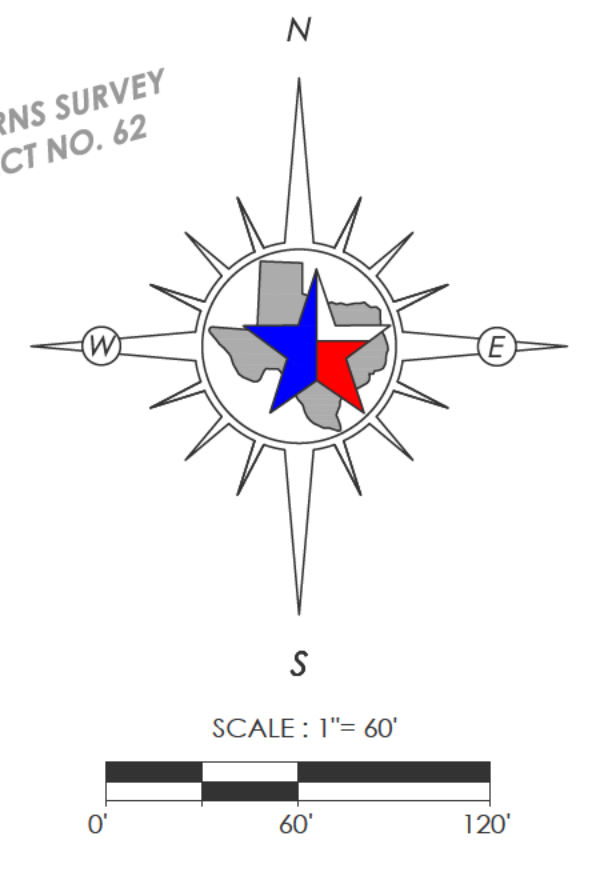
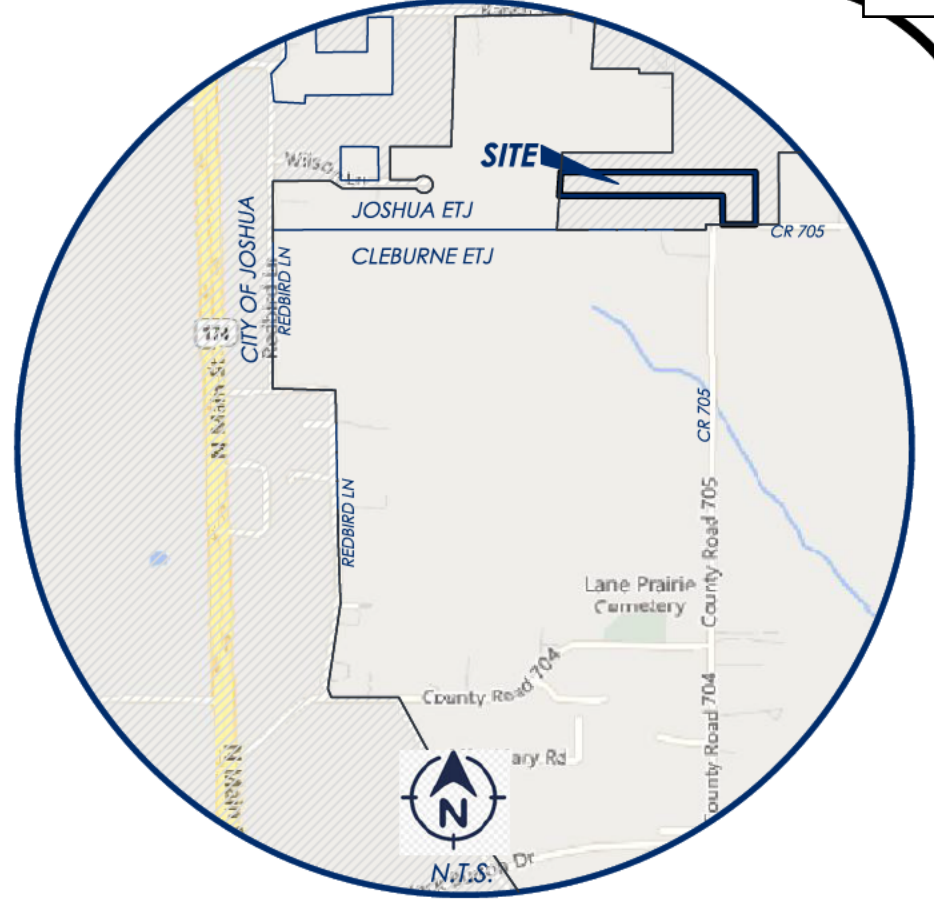
Sincerely,



Chad Crafton
Bethesda WSC
817-295-2131



PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	CR 705	MINOR COLLECTOR (60' ROW)	0.081



LOT 8, BLOCK 1
WILSON ESTATES
VOLUME 6, PAGE 4
PROJECT

DAVID HUNTER SURVEY
ABSTRACT NO. 348

MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 636

LOT 1
5.826 ACRES
253,799 SQ. FEET

CALLED 5.910 ACRES
JUAN J. SOTO AND CHRISTINE M. SOTO
CC# 2016-30509
DRCT

CALLED 5.908 ACRES
MELITON DIAZ, JR
CC# 2023-19367
DRCT

CALLED 5.910 ACRES
LAURA ANN BRITTON
CC# 2024-13096
DRCT

DAVID ALLEN WEST,
ET UX RENE WEST
VOLUME 1959, PAGE 661
DRCT

ARCHIBALD WHITLEY SURVEY
ABSTRACT NO. 872

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0170K, DATED DECEMBER 4, 2012; AND COMMUNITY PANEL NUMBER 48251C0170J, DATED DECEMBER 4, 2012; THIS PROPERTY LIES WITHIN ZONE "A" - A SPECIAL FLOOD HAZARD ZONE WITHIN THE 100 YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED - AND ZONE "X" - WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, MELITON DIAZ, JR, OWNER OF A 5.908 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, AND THE DAVID HUNTER SURVEY, ABSTRACT NO. 348, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF A CALLED 5.908 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MELITON DIAZ, JR, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2023-19367, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 5.908 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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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 **LOT 1, BLOCK 1, MELITON 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 **MELITON 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.

MELITON DIAZ

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

- 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, WALKS, 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:
BETHESDA WATER SUPPLY CORPORATION: 817-295-2131
- ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
- THE SOLE PURPOSE OF THIS PLAT IS TO DEVELOP 5.908 ACRES FOR SINGLE FAMILY DEVELOPMENT.
- THERE ARE NO LIENS AGAINST THE PROPERTY.
- 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.
- 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.

FILING BLOCK

PLAT FILED ____ / ____ / ____
INSTRUMENT #: 2026 - ____
DRAWER ____ SLIDE ____
BY _____
JOHNSON COUNTY CLERK
BY _____
DEPUTY CLERK

OWNER(S)
MELITON DIAZ

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

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: _____

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

FINAL PLAT
LOTS 1, BLOCK 1
MELITON DIAZ ADDITION
BEING 5.098 ACRES OF LAND SITUATED IN THE
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NUMBER
636, AND THE DAVID HUNTER SURVEY, ABSTRACT NO.
348, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.
PREPARED: APRIL, 2026
1 RESIDENTIAL LOT



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

PROJECT NUMBER: 250356 DATE: MAY 15, 2026
REVISED DATE:
REVISION NOTES:

TAX CERTIFICATE FOR ACCOUNT : 126-0636-03130
 AD NUMBER: R000092570
 GF NUMBER:
 CERTIFICATE NO : 17856993

DATE : 5/11/2026
 FEE : \$10.00
PROPERTY DESCRIPTION
 ABST 636|TR 55B|MC KINNEY & WI
 LLIAMS

COLLECTING AGENCY
 Johnson County
 P O BOX 75
 CLEBURNE TX 76033-0075

0000965 CR 705
 5.91 ACRES

REQUESTED BY
 DIAZ MELITON JR ETUX

PROPERTY OWNER
 DIAZ MELITON JR ETUX

5901 CR 1023
 JOSHUA TX 76058

5901 CR 1023
 JOSHUA TX 76058

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	165,480	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	165,480	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

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

TOTAL CERTIFIED TAX DUE 5/2026 : \$0.00
 ISSUED TO : DIAZ MELITON JR ETUX
 ACCOUNT NUMBER: 126-0636-03130

CERTIFIED BY : *K. Rockett* , JOHNSON COUNTY

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

