



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

The Planning & Zoning Commission will hold a meeting 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 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 meeting minutes of April 3, 2023.
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.
  - Staff Presentation
  - Owner's Presentation
  - Those in Favor
  - Those Against

- Owner's Rebuttal

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.
4. Discuss, consider, and possible action on approving a replat regarding 8.549 acres of land known as Lots 1A, 2, & 3, Block 1, Zadlo 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.

#### **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, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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 26th day of April 2023, by 5:00 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  
APRIL 03, 2023  
6:30 PM**

**PRESENT**

Commissioner Brent Gibson  
Commissioner Richard Connally  
Commissioner Billy Jenkins  
Commissioner Julian Torrez  
Commissioner Robert Purdom  
Commissioner Moore  
Commissioner Jason Allred Sr

**STAFF**

Aaron Maldonado, Development Services Director  
Alice Holloway, City Secretary

The Planning & Zoning Commission held a meeting on April 3, 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/85423201599?pwd=WWRzVTkrdGREOWFMLzZoaStXTkU4Zz09>

Meeting ID: 85423201599 Passcode: 901346 or dial 3462487799

**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**

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.*

1. Eric Humas-stated that he is asking the commission to approve the Joshua Highland Plat as presented.

**C. REGULAR AGENDA**

1. Discuss, consider, and possible action on meeting minutes of March 06, 2023.

Motion made by Commissioner Connally to approve the meeting minutes of March 06, 2023. Seconded by Commissioner Torrez.

Voting Yea: Chair Gibson, Commissioner Waldrip, Commissioner Torrez, Commissioner Moore, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins

2. Discuss, consider, and possible action on approving a Final Plat regarding 46.040 acres of land known as Lots 1-11, Block 1, Lots 1-24, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4, Lots 1-14, Block 5, Lots 1-16, Block 6, Lots 1-15, Block 7, Lot 1U, Lot 2X, Lots 3-7, Lot 8X, Lots 9-11, Lot 12X, Lots 13-29, Block 8, Lot 1X, Block 9, Joshua Highlands Addition, in the Eli M. Thomason Survey, Abstract No. 827, County of Johnson, Texas, located at 1200 CR 909 to allow for the construction of a residential subdivision.

Development Services Maldonado read the following statement:

The approximate 46.040 acres of land has never been platted and has been zoned and used for Agriculture with a single-family residence located on the property. City Council approved the request to rezone the property as a Planned Development District on May 20, 2021. A Preliminary Plat was approved by the Planning & Zoning Commission on February 7, 2022.

This property is zoned Planned Development District (PD). Analysis: The proposed development of this property is to allow for the construction of a residential subdivision containing 137 single-family residential lots, and 4 open space lots.

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

Right-of-Way dedications are being dedicated with this plat.

Motion made by Commissioner Moore to approve the Final Plat regarding 46.040 acres of land located at 1200 CR 909. Seconded by Commissioner Torrez.

Voting Yea: Chair Gibson, Commissioner Waldrip, Commissioner Torrez, Commissioner Moore, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins

3. Discuss, consider, and possible action on approving a Replat regarding 9.944 acres of land known as Lot 1R &2, Block 1, Good Legacy Ranch, George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas located at 6028 County Road 1023 for the future construction of a residential home.

Development Services Director Maldonado read the following statement:

The subject property was platted in 2021. This property is zoned (A) Agricultural District. The plat is converting one tract into two platted lots for the construction of a residential home. Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

Motion made by Commissioner Jenkins to approve a Replat regarding 9.944 acres of land located at 6028 County Road 1023. Seconded by Commissioner Purdom.

Voting Yea: Chair Gibson, Commissioner Waldrip, Commissioner Torrez, Commissioner Moore, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins

D. Commissioner Gibson adjourned the meeting at 6:41 pm.

Approved: May 1, 2023

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Brent Gibson, Chair Planning & Zoning

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Alice Holloway, City Secretary



**Planning & Zoning Agenda  
May 1, 2023**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

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.

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

**Background Information:**

**HISTORY:** 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.

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

**ANALYSIS:** The conditional use permit is to allow for the use of a dog grooming and boarding salon.

**Purpose of Conditional Use permit:** The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

**Financial Information:**

The only 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.

Item 2.

**City Contact and Recommendations:**

Aaron Maldonado, Development Services Director

The proposed use complies with Section 5.2 Permitted Use Table of Joshua’s Code of Ordinance.

Land use types	
	A
<b>Agriculture</b>	Ranching, p
Bulk grain and/or feed storage	P
Commercial animal enterprise	P
Commercial animal enterprise on less than 10 acres	C

\*C- Conditional Use Permit

**Attachments:**

- 1) Conditional Use Permit Application
- 2) Letter
- 3) Vicinity Map
- 4) Tax Certificates/LLC
- 5) Site Plan
- 6) Public Notice

### 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: Ruff Country Kennels & Grooming LLC.

Project Address (Location): 813 W. FM 917

Existing Zoning: Agricultural Proposed Zoning: Agricultural

Existing Use: \_\_\_\_\_ Proposed Use: Dog grooming salon and boarding

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 2

**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: Alexis and Brock Eggleston Company: Ruff Country Kennels and Grooming

Address: 813 W. FM 917 Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Property Owner: Brock & Alexis Eggleston Company: Ruff Country Kennels and Grooming LLC.

Address: 813 W. FM 917 Tel: 903 602 6194 Fax: \_\_\_\_\_

City: Joshua State: TX ZIP: 76058 Email: Alexisnikkole@gmail

Key Contact: Alexis Eggleston Company: Ruff Country Kennels & Grooming LLC.

Address: 813 W. FM 917 Tel: 903 602 6194 Fax: \_\_\_\_\_

City: JOSHUA State: TX ZIP: 76058 Email: ruffcountrykandgllc@gmail.com

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

SIGNATURE: Alexis Eggleston  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: ALEXIS EGGLESTON

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 4 day of April, 2023

Cheryl McClain  
Notary Public

Signature Cheryl McClain Date 4-4-23



#### For Departmental Use Only

Case No.: 23-00188-01

Project Manager: \_\_\_\_\_

Total Fee(s): 300.00

Check No.: 101140

Date Submitted: 4-4-23

Accepted By: EM

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

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



## Ruff Country Kennels and Grooming LLC Property Description for Conditional Use Permit Application

The structure that will be used for business is an original farmhouse dated pre 1920's. The building has been recently renovated. It is approximately 800 sq ft and features a main room (living room), 2 bedrooms, 1 sunroom, 1 bathroom, a kitchen and laundry room.

The main room will be the reception/ check in area and will also be the main room used for pet grooming. The second room will have 3-4 kennels for overnight boarding. The third room, which leads to the sunroom, may potentially be a professional bathing room with a stainless tub in the future.

# Ruff Country Kennels and Grooming LLC

## Business outline 2023

Product: Pet grooming services/ full service canine spa, low volume boarding kennel.

Customers: Dog owners in the area or any surrounding cities who wish to better their pet's life by caring for their skin, coat, teeth, and nails.

Future of the company: To become Johnson county's number one dog grooming salon that they can trust and recommend.

Mission statement: We promise to provide exceptional baths, grooms, and other spa services to all clients to the best of our ability and will always treat our fur clients as if they were our own!

Principal members: Alexis Eggleston- Owner, operator, and groomer. Brock Eggleston- Co- Owner.

Legal structure: LLC

Industry: The market size value of the dog grooming industry was 10.92 billion in 2020 and is expected to reach 14.46 billion by 2025. Growth rate CAGR 5.7% from 2019-2025.

Description of customers: Johnson county residents who own dogs and care for their pets as if they are family members. They don't mind spending money to give their fur baby a top notch spa experience and care about the health and wellbeing of their pets.

Company advantages: Alexis, the owner, has nearly a decade of experience in the industry. She has worked in several salons and is always furthering her education by attending seminars and keeping up to date with the latest products and trends.

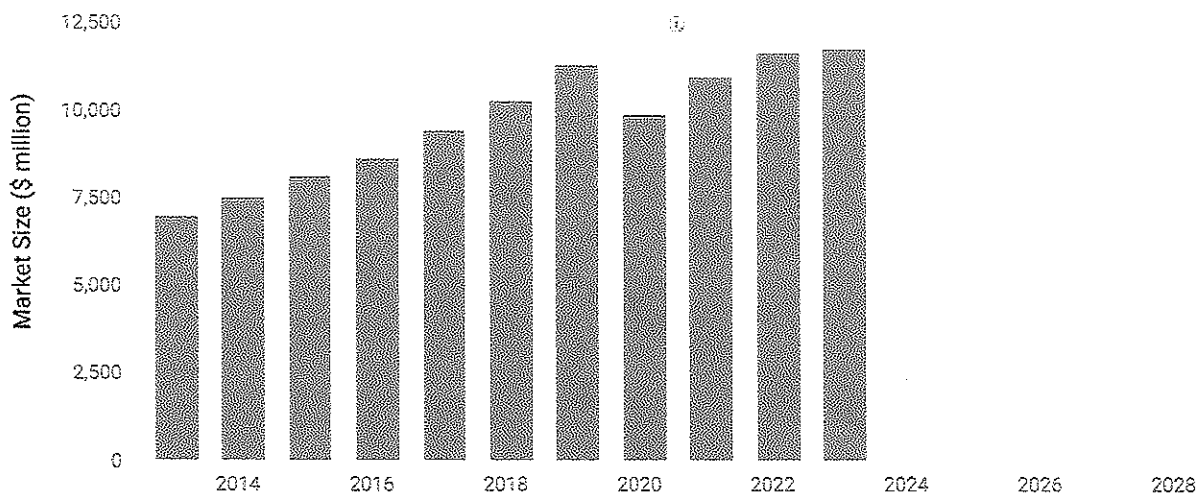
Regulations: The grooming industry is not currently regulated in the state of Texas.

Products and services: Ruff Country Kennels and Grooming LLC will offer full service baths, sanitary trims, grooms, nail trims, deshedding, seasonal spa packages, and teeth brushing. We also offer overnight boarding.

~ INDUSTRY STATISTICS - UNITED STATES

# Pet Grooming & Boarding in the US - Market Size 2006–2029

Updated: January 10, 2023



2023

## Pet Grooming & Boarding in the US Market Size Growth 2023–2029

Curious about **what drives these trends?** IBISWorld's **Pet Grooming & Boarding in the US Industry Report** has got you covered.



## VIEW INDUSTRY ANALYSIS (/UNITED-STATES/MARKET-RESEARCH-REPORTS/PET-GROOMING-BOARDING-INDUSTRY/)

Item 2.

### Questions Clients Ask About This Industry

#### What is the market size of the Pet Grooming & Boarding industry in the US in 2023?

The market size, measured by revenue, of the Pet Grooming & Boarding industry is \$11.8bn in 2023.

#### What is the growth rate of the Pet Grooming & Boarding industry in the US in 2023?

The market size of the Pet Grooming & Boarding industry is expected to increase 1.1% in 2023.

#### Has the Pet Grooming & Boarding industry in the US grown or declined over the past 5 years?

The market size of the Pet Grooming & Boarding industry in the US has grown 2.8% per year on average between 2018 and 2023.

#### Is the Pet Grooming & Boarding industry in the US expected to grow or decline over the next five years?

#### How has the Pet Grooming & Boarding industry in the US performed compared with the Other Services (except Public Administration) sector in the US?

The market size of the Pet Grooming & Boarding industry in the US increased faster than the Other Services (except Public Administration) sector overall.

#### Where does the Pet Grooming & Boarding industry in the US rank in terms of market size in 2023?

The Pet Grooming & Boarding industry in the US is the 16th ranked Other Services (except Public Administration) industry by market size and the 514th largest in the US.

#### What factors affect growth of the Pet Grooming & Boarding industry in the US?

The primary negative factor affecting this industry is high competition, while the primary positive factor is a growing life cycle stage.

#### What is the biggest opportunity for growth in the Pet Grooming & Boarding industry in the US?

See our full analysis (</united-states/market-research-reports/pet-grooming-boarding-industry/>) of the Pet Grooming & Boarding industry in the US to understand if the industry market size is expected to grow or decline over the next five years.

### How has the Pet Grooming & Boarding industry performed compared with other US industries over the past five years?

The market size of the Pet Grooming & Boarding industry in the US increased faster than the economy overall.

Changes in the unemployment rate affect demand for boarding and grooming services. A high unemployment rate limits spending on these services as consumers reduce discretionary spending, while more out-of-work consumers lessens demand for daytime boarding. The opposite is seen with a lower unemployment rate, as extra income and less time at home creates demand. Recent improvements in the unemployment rate and return-to-office measures offers an opportunity for the industry.

Item 2.

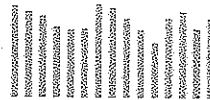
### What trends are occurring in the Pet Grooming & Boarding industry?

To understand the broader industry trends within the Pet Grooming & Boarding industry, explore our full industry report (</united-states/market-research-reports/pet-grooming-boarding-industry/>) with over 40 pages of data and analysis.

#### INDUSTRY STATISTIC

#### Pet Grooming & Boarding in the US Number of Businesses

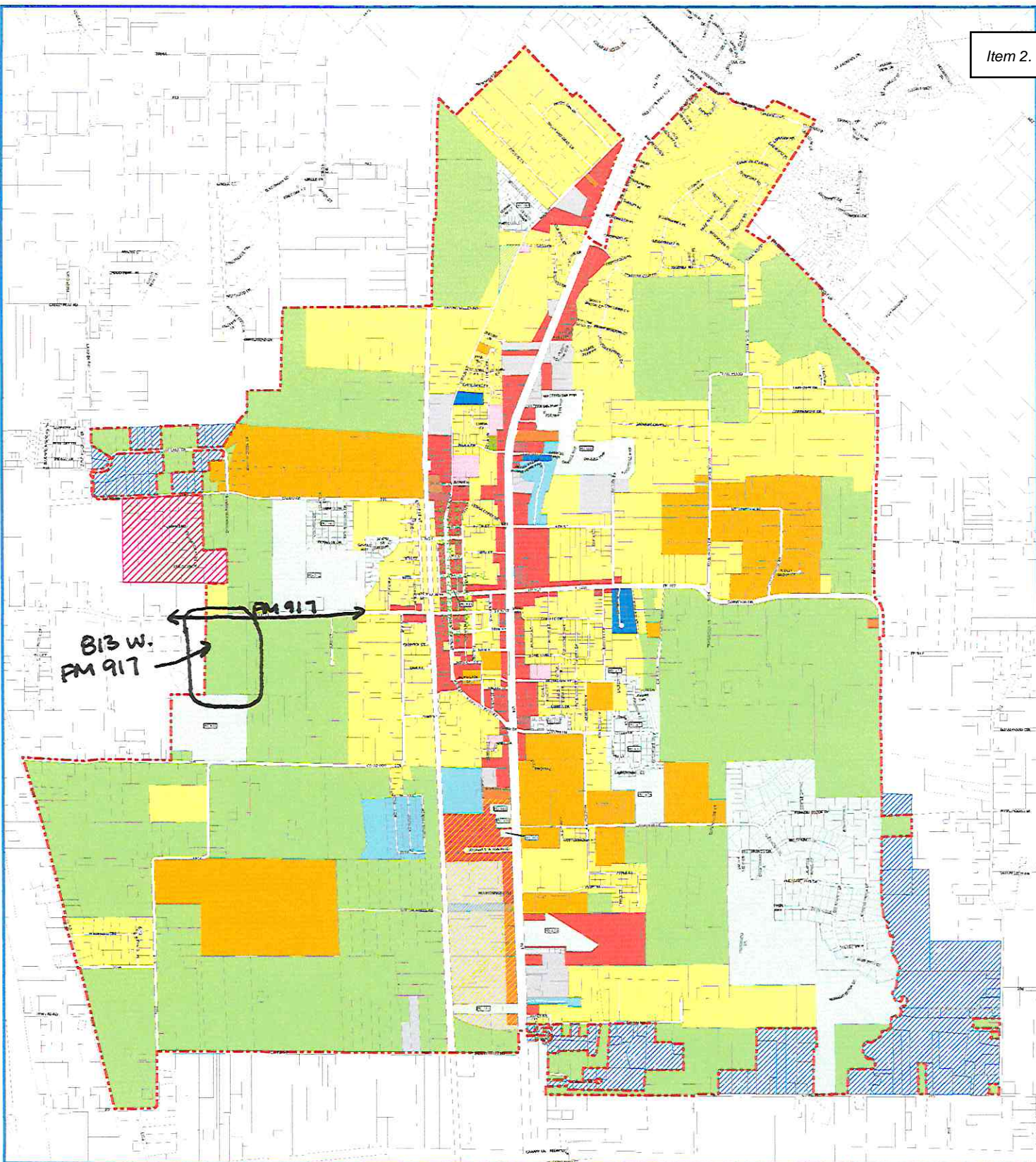
2006–2029 (</industry-statistics/number-of-businesses/pet-grooming-boarding-united-states/>)



(</industry-statistics/number-of-businesses/pet-grooming-boarding-united-states/>)

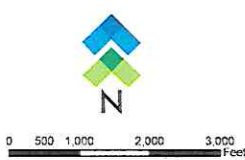






**Legend**

A - Agricultural District	C2 - General Commercial	Joshua City Limits
R1 - Single Family Residential	MH - HUD Code Manufactured Home District	Dissemination Property
R1L - Single Family Residential Large Lot	I - Industrial	Joshua ETJ
R2 - Two Family Residential	Special Use Permit	
R3 - Multiple Family Residential - Low Density	JSOD - Joshua Station Overlay District	
R4 - Multiple Family Residential - High Density	PD - Planned Development	
C1 - Restricted Commercial	H - Heritage Overlay District	



This is to certify that this is the official Zoning Map adopted by Ordinance No. \_\_\_\_\_ of the City of Joshua.

City Manager \_\_\_\_\_

City Secretary \_\_\_\_\_

This product is for informational purposes and may not have been prepared for or suitable for legal, engineering or survey purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



# City of Joshua

## Zoning Map

February 2022

TAX CERTIFICATE FOR ACCOUNT : 126-0029-00585  
 AD NUMBER: R000001940  
 GF NUMBER:  
 CERTIFICATE NO : 14306080

PAGE 1 OF 1

DATE : 3/31/2023  
 FEE : \$10.00

**COLLECTING AGENCY**

Johnson County  
 P O BOX 75  
 CLEBURNE TX 76033-0075

**PROPERTY DESCRIPTION**

ABST 29|TR 20A|W W BYERS|126.5  
 534.98824|S# 125000HA000690A/B  
 |L# PFS1093436/37 ELECTED REAL

0000813 W FM 917  
 2 ACRES

**REQUESTED BY**

EGGLESTON BROCK W ETUX ALEXIS N

**PROPERTY OWNER**

EGGLESTON BROCK W ETUX ALEXIS N

813 W FM 917  
 JOSHUA TX 76058

813 W FM 917  
 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:	100,000	IMPROVEMENT :	112,816
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	212,816	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

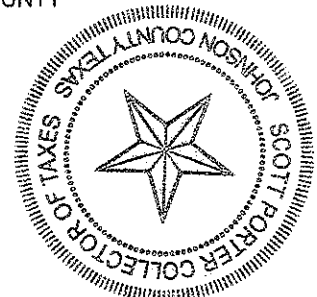
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2022	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2022	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2022	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2022	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2022	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022 SUB TOTAL							\$0.00

**TOTAL CERTIFIED TAX DUE 3/2023 :** \$0.00

ISSUED TO : EGGLESTON BROCK W ETUX ALEXIS N  
 ACCOUNT NUMBER: 126-0029-00585

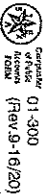
CERTIFIED BY : Virginia Hubbard

JOHNSON COUNTY



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





# TEXAS SALES AND USE TAX PERMIT

*Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.*

*You must obtain a new permit if there is a change of ownership, location, or business location name.*

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION


**RUFF COUNTRY KENNELS AND GROOMING LLC**  
**813 W FM 917**  
**JOSHUA**  
**JOHNSON COUNTY**

TX 76058-5065

NAICS: 812910 Pet Care (except Veterinary) Services  
 WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:  
 CITY: JOSHUA

EFF: 03/01/2023

Type of permit	SALES AND USE TAX
Taxpayer number	3-20879-4351-3
Location number	00001
First business date of location	03/01/2023

  
 Glenn Hegar  
 Comptroller of Public Accounts

*You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.*



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Ruff Country Kennels and Grooming LLC  
File Number: 804880678

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 01/14/2023

Effective: 01/14/2023



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson  
Secretary of State



Google Earth

Imagery date: 7/7/2...

7 m

Camera: 303 m 32°27'37"N 97°23'5...



813 FM917

Item 2.



Imagery ©2023 Maxar Technologies, U.S. Geological Survey, Map data ©2023 100 ft

Item 2.

Google Maps 813 FM917





# NOTICE OF PUBLIC HEARING

Item 2.

The Planning and Zoning Commission of the City of Joshua will hold a public hearing on **May 1, 2023**, to consider making a recommendation to the **May 18, 2023** City Council meeting regarding a request for a Conditional Use Permit in the W W Byers Survey, Abstract 29 Tr 20A, County of Johnson, Texas, and known as 813 W. FM 917 and being approximately 2.0 acres of land, allowing for the use of a dog grooming and boarding salon.

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 both meetings in person, or access the meeting via videoconference, or telephone conference call.

GIS	LOT	TR	NAME	SITUS
126.0029.00600		20A	HAMMONS TIMOTHY R ETUX	' 1025 W FM 917
126.0029.00580			20 MIZE CHARLES ETUX	' 805 W FM 917
126.0029.00585		20A	EGGLESTON BROCK W ETUX	' 813 W FM 917
126.0029.00700		21,22	HANFORD DONALD G JR	' 5725 GUNN CT
126.2293.20124		24		
126.2293.20104	D			
126.2293.20127		27		
126.2293.20128		28		
126.2293.20126		26		
126.2293.20123		23		
126.2293.20122		22		
126.2293.20125		25		
126.2293.20353		53		
126.2293.20304	D			

DESCRIPTIO	DESCRIPT_1	DESCRIPT_2	EFF_ACRES
ABST 29	TR 20A	W W BYERS	35.4
ABST 29	TR 20	W W BYERS	2.53
ABST 29	TR 20A	W W BYERS	2
ABST 29	TR 21,22	W W BYERS	3.32
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**Planning & Zoning Agenda  
May 1, 2023**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

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.

**Background Information:**

**HISTORY:** 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.

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

**ANALYSIS:** The conditional use permit is to allow for the use of a dog grooming and boarding salon.

**Purpose of Conditional Use permit:** The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

**Financial Information:**

Only 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.

Item 3.

**City Contact and Recommendations:**

Aaron Maldonado, Development Services Director

The proposed use complies with Section 5.2 Permitted Use Table of Joshua's Code of Ordinance.

**Attachments:**



## Planning & Zoning Commission Agenda May 1, 2023

### Agenda Item: **Replat (Action Item)**

#### Agenda Description:

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.

#### Background Information:

**HISTORY:** Lot 1A was platted in 2022 and Lots 2 and 3 have never been platted. This replat is to plat 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.

**ZONING:** This property is located within the City of Joshua's Extraterritorial Jurisdiction.

**ANALYSIS:** The proposed development of this property is to allow for the future construction of a residential home on each lot.

**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.

**RECOMMENDATION:** 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.

#### Financial Information:

N/A

#### City Contact:

Aaron Maldonado, Development Services Director

#### Attachments:

- 1) Replat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) JCSUD Approval Letter
- 5) Replat of Zatlö Addition

### 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: Linda Zatlö

Project Address (Location): 248 Ranch Rd Joshua, TX

Existing Zoning: ETS Proposed Zoning: N/A

Existing Use: Residential Proposed Use: Residential

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: \_\_\_\_\_ Company: \_\_\_\_\_

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

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

Property Owner: Linda Zatlö Company: \_\_\_\_\_

Address: 248 Ranch Rd Tel: 817-733-8210 Fax: \_\_\_\_\_

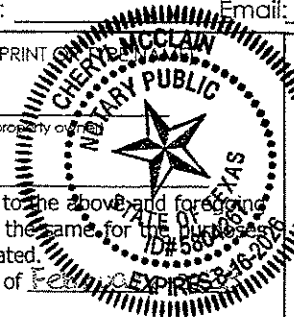
City: Joshua State: Tx ZIP: 74058 Email: \_\_\_\_\_

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

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

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

<p>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT)</p> <p>SIGNATURE: <u>Linda Zatlö</u> <small>(Letter of authorization required if signature is other than property owner)</small></p> <p>Print or Type Name: <u>Linda Zatlö</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>16</u> day of <u>February</u></p> <p><u>Cheryl McClain</u> Notary Public</p> <p>Signature <u>Cheryl McClain</u> Date: <u>2-16-23</u></p>	<p><b>For Departmental Use Only</b></p> <p>Case No.: <u>23-00092-01</u> <u>RP23-01</u></p> <p>Project Manager: <u>Linda Zatlö</u></p> <p>Total Fee(s): <u>\$500</u> <u>\$2,500</u></p> <p>Check No.: <u>2071</u> <u>2070</u></p> <p>Date Submitted: <u>02/16/23</u></p> <p>Accepted By: <u>Cheryl McClain</u></p> <p>Date of Complete Application <u>02/16/23</u></p>
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CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 817.558.7447

## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF JOHNSON

**WHEREAS ADAM JOSEPH ZATLO, MISTY BLUE MACKIE, LISA RENE ZATLO FRANCES & ERIC JASON ZATLO**, are the sole owner of an 8.549 acre tract of land situated in the **DAVID HUNTER SURVEY, ABSTRACT NO. 348 & THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40**, in the City of Joshua, Johnson County, Texas, being all of Lot 1, Block 1, Zatlo Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Document Number 2022-21, Plat Records, Johnson County, Texas, being the reminder of that certain tract of land described in a deed to Adam Joseph Zatlo, Misty Blue Mackie, Lisa Rene Zatl Frances & Eric Jason Zatl, recorded in Document Number 2022-21475, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Zatl tract, and Lot 2R, Block One, Baxter Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 466, Plat Records, Johnson County, Texas, said point being in the north line of Lot 8, Block 1, Wilson Estates, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 6, Page 4, Plat Records, Johnson County, Texas;

**THENCE** N 02°59'02" E, along the common line of said Zatl tract, and said Lot 2R, Block One, passing a 1/2 inch iron rod with cap stamped "RPLS 5614" found for the northeast corner of said Lot 2R, Block One, and the southeast corner of a right-of-way dedication as shown on Baxter Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 332, Plat Records, Johnson County, Texas, and continuing a total distance of 894.56 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northwest corner of said Zatl tract, said point being the south right-of-way line of Ranch Road;

**THENCE** N 88°57'34" E, along the north line of said Zatl tract, and along the south right-of-way line of said Ranch Road, a distance of 304.34 feet to a point in the centerline of a creek, said point being the northwest corner of a right-of-way dedication as shown on said Zatl Addition;

**THENCE**, S 14°24'01" W, crossing said Zatlö tract, and along the west line of said Zatlö Addition, a distance of 9.31 feet to a point for corner, said point being the northwest corner of Lot 1, Block 1, of said Zatlö Addition;

**THENCE** N 89°02'47" E, crossing said Zatlö tract, along the north line of said Lot 1, Block 1, and along the south right-of-way line of said Ranch Road, a distance of 163.60 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Lot 1, Block 1, and being in the west line of a tract of land described in a deed to Tommy Doty and Karen Doty, recorded in Document Number 2013-7782, Deed Records, Johnson County, Texas;

**THENCE**, S 02°57'14" W, along the common line of said Lot 1, Block 1, and said Doty tract, a distance of 274.08 feet to a 1/2 inch iron rod with cap stamped "TVOGT 1928" found for the common corner of said Lot 1, Block 1, and said Doty tract;

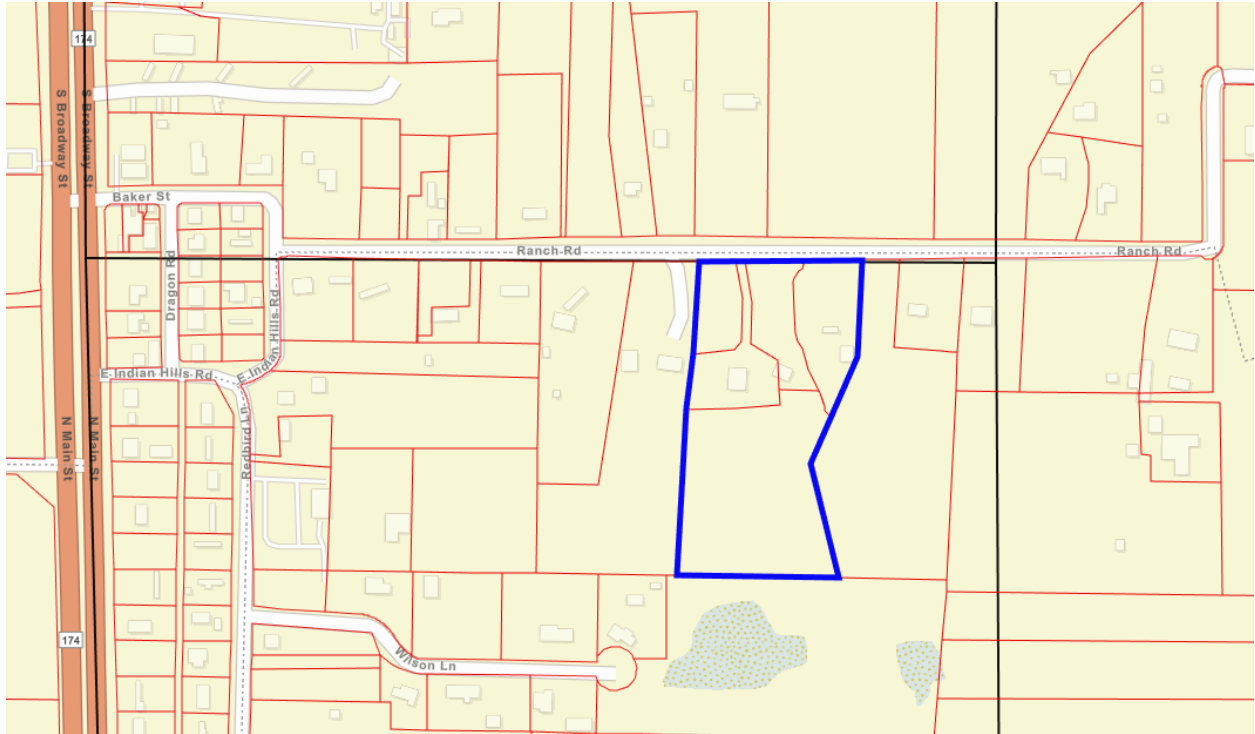
**THENCE** S 24°14'05" W, crossing said Zatlö tract, and along the west line of said Doty tract, a distance of 329.98 feet to a 2 inch steel fence corner post found for corner;

**THENCE** S 09°54'43" E, crossing said Zatlö tract, and along the west line of said Doty tract, a distance of 325.13 feet to a 5/8 inch iron rod with cap stamped "DUMAS SURVEYING" found for the southwest corner of said Doty tract, same being the common line of said Zatlö tract, and said Lot 8, Block 1;

**THENCE** N 89°41'00" W, along the common line of said Zatlö tract, and said Lot 8, Block 1, a distance of 418.52 feet to the **POINT OF BEGINNING** and containing 372,391 square feet or 8.549 acres of land more or less.



# Vicinity Map





February 16, 2023

Location: Zatlo Addition  
Lots 1-3, Block 1  
Ranch 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 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





**APPROVED BY:**  
 COUNTY CLERK  
 JONATHAN COUNTY PLAT RECORDS  
 BLOCK 1  
 VOL. 11, PG. 304  
 2023

**OWNER:**  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 STATE: \_\_\_\_\_  
 ZIP: \_\_\_\_\_

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

**APPROVED BY:**  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_  
 STATE: \_\_\_\_\_  
 ZIP: \_\_\_\_\_

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

**LAND USE TABLE**

PROJECT LOT AREA	8,649 ACRES
TOTAL SITE AREA	8,649 ACRES
TOTAL NUMBER OF LOTS	3
RIGHT-OF-WAY DEVIATION	0.110 ACRES

**OWNER:**  
 DAVID HUNTER SURVEY, ABSTRACT NO. 348  
 OUT OF THE  
 8,649 ACRES  
 LOTS 1 & 2 & 3, BLOCK 1  
 ZATLO ADDITION  
 REPLAT

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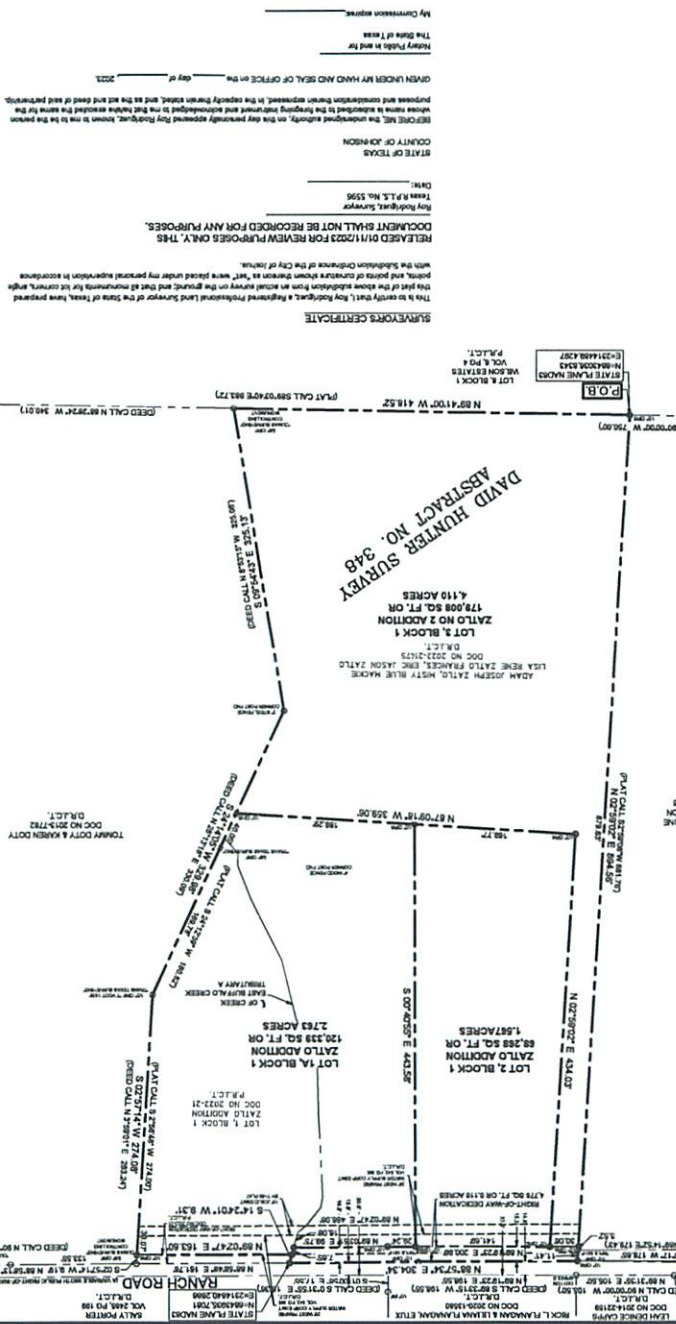
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**BLUESTAR SURVEYING**  
 1717 S. UNIVERSITY BLVD.  
 SUITE 100  
 AUSTIN, TEXAS 78704  
 (512) 426-1111  
 www.bluestarsurveying.com

**DATE:** JANUARY 11, 2023

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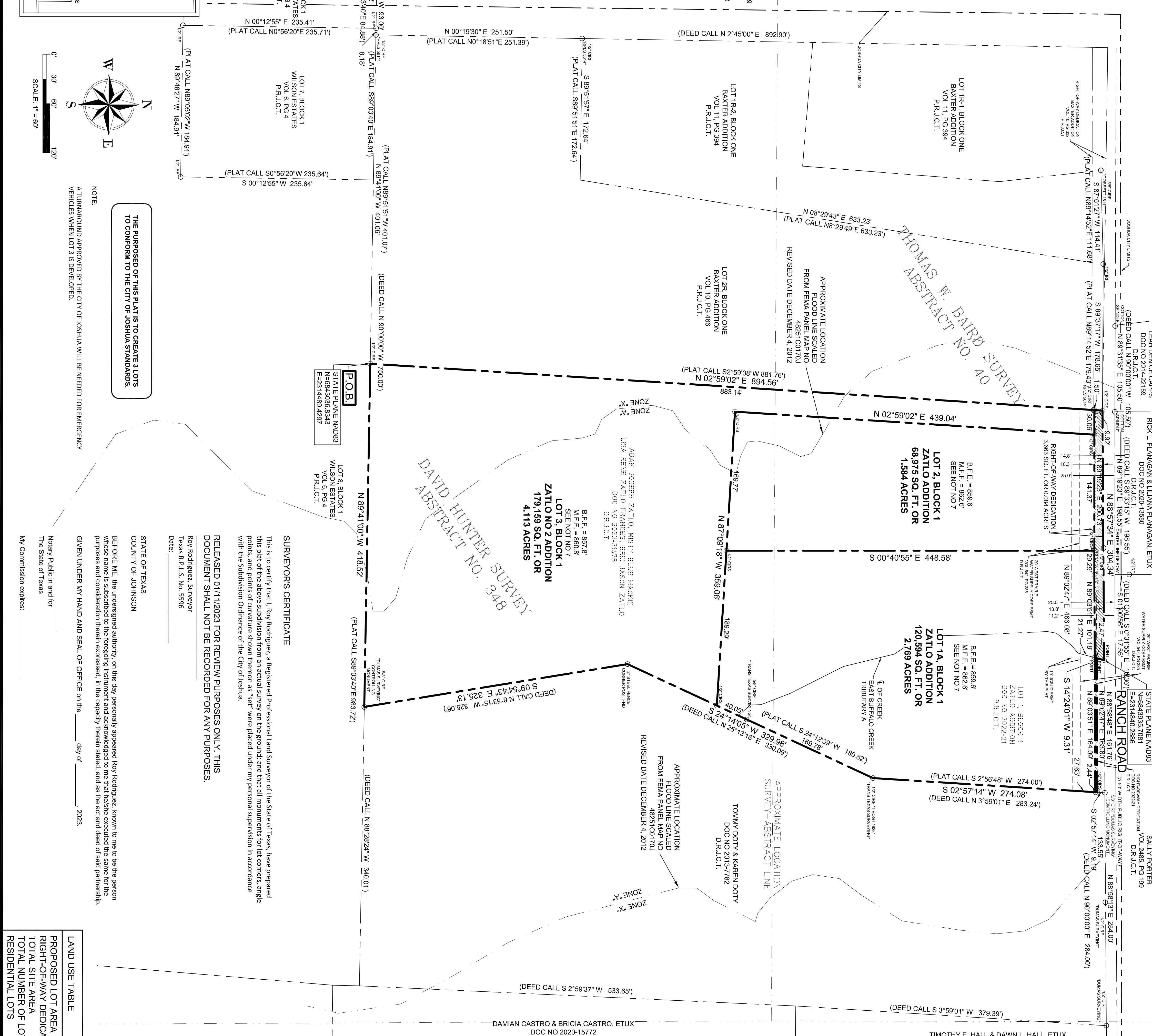
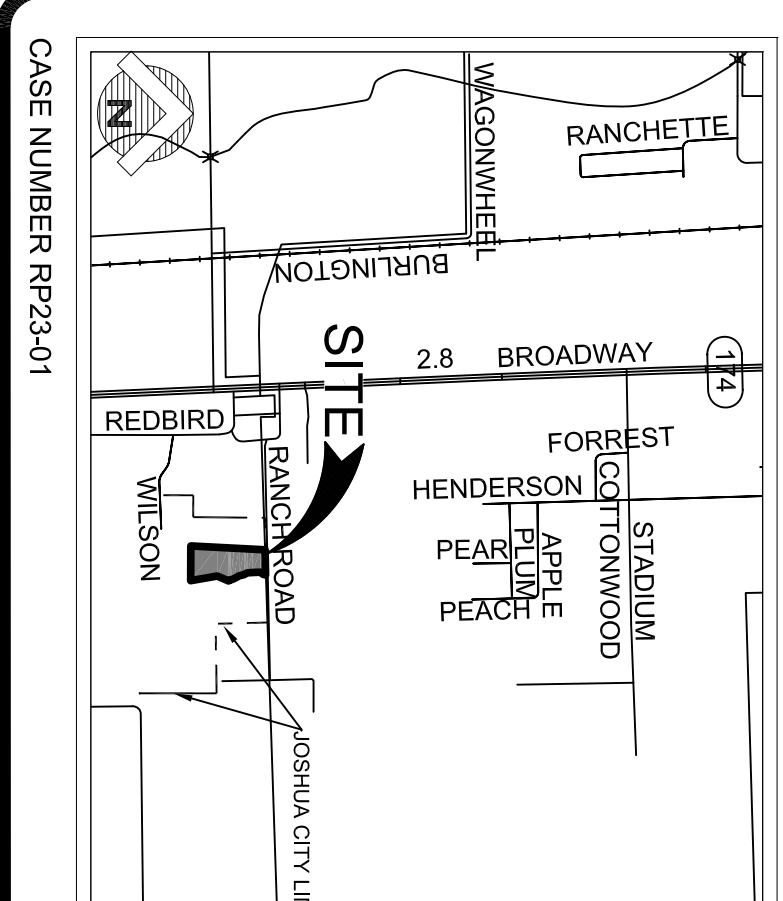
**DATE:** JANUARY 11, 2023



CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
MEMBER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: 1. 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.  
2. Violation of claim for damages against the City, concluded 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.  
3. Any public utility, including the City of Joshua, shall have the right to remove all or part of any poles, wires, lines, pipes, conduits, cables, or other appurtenances 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, 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, maintenance, or efficiency of its respective systems on any of the easements shown on the plat without the necessity of any type of recording the permission of anyone.  
4. Building setbacks should be obtained from City of Joshua per current zoning FLOOD STATEMENT.  
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 482510070L EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (NO BASE FLOOD ELEVATION DETERMINED).  
6. NO CONSTRUCTION OR FILLING SHALL BE ALLOWED WITHOUT A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT WITHIN 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 DAMAGE 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.  
7. PER LETTER OF BFE DETERMINED FROM SAMANTHA RENZ, P.E., C.E.M., THE MINIMUM FINISH FLOOR ELEVATION FOR RESIDENTIAL STRUCTURES ON THIS PREMISES OF LOT 1A = 862.6', LOT 2 = 862.8', 3' ABOVE BFE OF 859.6' AND LOT 3 = 860.8', 3' ABOVE BFE OF 857.8'. PER THE REVISED JOHNSON COUNTY FLOOD DAMAGE PREVENTION ORDER OF 2012, THE SUPERVISOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID BFE DETERMINED.



STATE OF TEXAS  
COUNTY OF JOHNSON  
OWNER'S CERTIFICATE

**ADAM JOSEPH ZATLO, MISTY BLUE MACKE, LISA RENEE ZATLO FRANCES & ERIC JASON ZATLO** are the sole owner of **LOT 1A, BLOCK 1, ZATLO ADDITION, 270.00 ACRES**, being a portion of the **DAVID HUNTER SURVEY ABSTRACT NO. 348**, in the City of Joshua, Johnson County, Texas, according to the plat thereof, recorded in Document Number 2022-21, Plat Records, Johnson County, Texas, being the remainder of their certain area of land described in a deed to Adam Joseph Zatlo, Misty Blue MacKe, Lisa Renee Zatllo Frances & Eric Jason Zatllo, recorded in certain record 2022-21475, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Zatllo tract, and Lot 2R, Block One, Baxter Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 322, Plat Records, Johnson County, Texas, said plat being in the north line of said Lot 1, Block 1, of said Zatllo Addition;

**THENCE** N 89°02'47" E, crossing said Zatllo tract, along the north line of said Lot 1, Block 1, and along the south right-of-way line of said Ranch Road, a distance of 163.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Lot 1, Block 1, of said Zatllo Addition, and continuing a total distance of 894.56 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Zatllo tract, said point being the south right-of-way line of Ranch Road;

**THENCE** N 89°02'47" E, along the common line of said Zatllo tract, and said Lot 2R, Block One, passing a right-of-way dedication as shown on Plat Records, Johnson County, Texas, and continuing a total distance of 894.56 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Zatllo tract, said point being the south right-of-way line of Ranch Road;

**THENCE** S 02°57'14" W, along the common line of said Lot 1, Block 1, and said Doby tract, a distance of 274.08 feet to a 1/2 inch iron rod with cap stamped "VOGHT 1925" found for the common corner of said Lot 1, Block 1, and said Doby tract;

**THENCE** S 24°14'05" W, crossing said Zatllo tract, and along the west line of said Doby tract, a distance of 329.96 feet to a 2 inch steel fence corner post found for corner;

**THENCE** S 09°54'43" E, crossing said Zatllo tract, and along the west line of said Doby tract, a distance of 325.13 feet to a 5/8 inch iron rod with cap stamped "DUMAS SURVEYING" found for the southwest corner of said Doby tract, same being the common line of said Zatllo tract and said Lot 8, Block 1;

**THENCE** N 89°41'00" W, along the common line of said Zatllo tract, and said Lot 8, Block 1, a distance of 418.52 feet to the **POINT OF BEGINNING** and containing 372.391 square feet or 8.549 acres of land more or less.

**OWNERS DEDICATION**

STATE OF TEXAS  
COUNTY OF JOHNSON  
OWNER: **ADAM JOSEPH ZATLO, MISTY BLUE MACKE, LISA RENEE ZATLO FRANCES & ERIC JASON ZATLO**

Before me, the undersigned authority, on this day personally appeared **ADAM JOSEPH ZATLO**, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared **MISTY BLUE MACKE**, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared **LISA RENEE ZATLO FRANCES**, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared **ERIC JASON ZATLO**, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**REPLAT**  
**ZATLO ADDITION**  
**LOTS 1A & 2 & 3, BLOCK 1**  
**8.549 ACRES**  
OUT OF THE  
**DAVID HUNTER SURVEY ABSTRACT NO. 348 &**  
**THOMAS W. BAIRD SURVEY ABSTRACT NO. 40**  
**ETJ OF THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS**  
3 RESIDENTIAL LOTS  
JANUARY 11, 2023

OWNER:  
**LINDA ZATLO**  
248 RANCHO ROAD  
JOSHUA, TEXAS, 76058  
Phone #: 517-233-8210

DAVID HUNTER SURVEY ABSTRACT NO. 348 &  
THOMAS W. BAIRD SURVEY ABSTRACT NO. 40  
ETJ OF THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
3 RESIDENTIAL LOTS  
JANUARY 11, 2023

LAND USE TABLE  
PROPOSED LOT AREA 8.465 ACRES  
RIGHT-OF-WAY DEDICATION 0.094 ACRES  
TOTAL SITE AREA 8.549 ACRES  
TOTAL NUMBER OF LOTS 3  
RESIDENTIAL LOTS 3

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
DAVID HUNTER SURVEY ABSTRACT NO. 348 &  
THOMAS W. BAIRD SURVEY ABSTRACT NO. 40  
ETJ OF THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
3 RESIDENTIAL LOTS  
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BLUESTAR SURVEYING  
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