



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
NOVEMBER 07, 2022
6:30 PM**

The Planning & Zoning Commission will hold a meeting on November 7, 2022, 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/88649539293?pwd=QWRNMXhHRHdPT1BSSGRmNkw4YTgvdz09>

Meeting ID: 88649539293 Passcode: 159126

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. CITIZENS FORUM

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

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the October 3, 2022 Planning & Zoning Meeting Minutes.
2. Public hearing on a request for a zoning change regarding approximately 8.995 acres of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located at 6001 CR 1023, to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of two residential homes.
 - Staff Presentation
 - Owner's Presentation
 - Those in Favor
 - Those Against
 - Owner's Rebuttal

3. Discuss, consider, and possible action on a request for a zoning change regarding approximately 8.995 acres of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located at 6001 CR 1023, to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of two residential homes.
4. Public hearing on considering an amendment to the Zoning Ordinance by amending provisions related to the membership of the Heritage Preservation Committee.
5. Discuss, consider, and possible action on the request to amend the Heritage Preservation Committee Membership requirements.
6. Discuss, consider, and possible action on approving a replat regarding 2.286 acres of land known as Lots 29R, 31R, 32R, Mountain Valley Addition, in the James Moore Survey, Abstract No. 620, County of Johnson, Texas located at 805 Country Club and 103&105 Lakeaire Dr., for the purpose of combining 2 lots into 1 parcel of land.

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 3rd day of November 2022, by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
OCTOBER 03, 2022
6:30 PM

PRESENT

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

STAFF

Aaron Maldonado, Development Services Director
 Alice Holloway, City Secretary

ABSENT

Commissioner Jerry Moore

The Planning & Zoning Commission held a meeting on October 03, 2022, 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/84633449811?pwd=enJydUNjdzFpTUVHckxSR3B0WGVsUT09>

Meeting ID: 846 3344 9811 Passcode: 468320

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.

C. REGULAR AGENDA

1. City Secretary to administer the Oath of Office to newly appointed commissioners(s).

City Secretary Holloway administered the Oath of Office to the newly appointed commissioners.

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

Commissioner Jenkins moved to make the following appointments:

Chairperson- Brent Gibson

Vice-Chairperson- Johnny Waldrip

Commissioner Torrez seconded the motion. The motion passed unanimously.

3. Discuss, consider, and possible action on meeting minutes of September 06, 2022.

Commissioner Jenkins moved to approve the meeting minutes of September 06, 2022. Commissioner Torrez seconded the motion. The motion passed unanimously.

4. Discuss, consider, and possible action on approving a Replat regarding 3.1039 acres of land known as Lot 12R & 14R, Briaroaks Estates, John H. Cooper Survey, Abstract No. 145, City of Joshua, Johnson County, Texas located at 621 Brairwood Trail to modify the existing lot line between lots 12 and 14.

Commissioner Torrez moved to approve a Replat regarding 3.1039 acres of land known as Lot 12R & 14R, Briaroaks Estates, John H. Cooper Survey, Abstract No. 145, City of Joshua, Johnson County, Texas located at 621 Brairwood Trail to modify the existing lot line between lots 12 and 14. Commissioner Connally seconded the motion. The motion passed unanimously.

5. Discuss, consider, and possible action on approving a Final Plat regarding 1.883 acres of land known as Lot 1, Block 1, Marshall Addition, McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 1000 Stadium Drive to create one lot.

Commissioner Connally moved to approve a Final Plat regarding 1.883 acres of land known as Lot 1, Block 1, Marshall Addition, McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 1000 Stadium Drive to create one lot. Commissioner Allred seconded the motion. The motion passed unanimously.

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:39 pm.

Approved: November 7, 2022

Brent Gibson, Chair
Planning & Zoning

Alice Holloway, City Secretary

10/11/2022

Planning and Zoning Commission

Joshua City Council

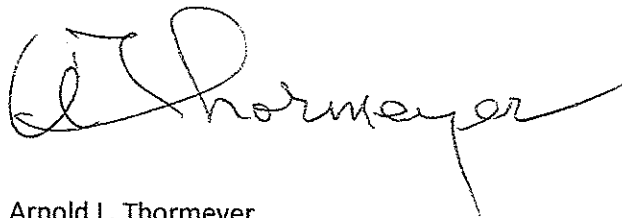
101 South Main Street

Joshua, Texas

To Whom It May Concern:

We are requesting a zoning change to 6001 County Road 1023 which is currently zoned Agricultural. This property is owned by myself and my Wife (Donna K. Thormeyer). We are requesting this property be zoned R-1 'Single Family Residential' in order to plat the acres so that an additional residential house can be constructed on said property.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Thormeyer", with a long horizontal flourish extending to the right.

Arnold L. Thormeyer

6001 County Road 1023

Joshua, Texas 76058

817 980 9777

Arnold.thormeyer@gmail.com

10/11/2022

Planning and Zoning Commission

Joshua City Council

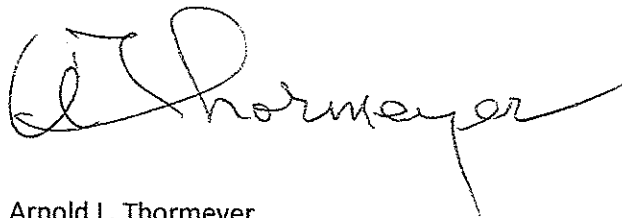
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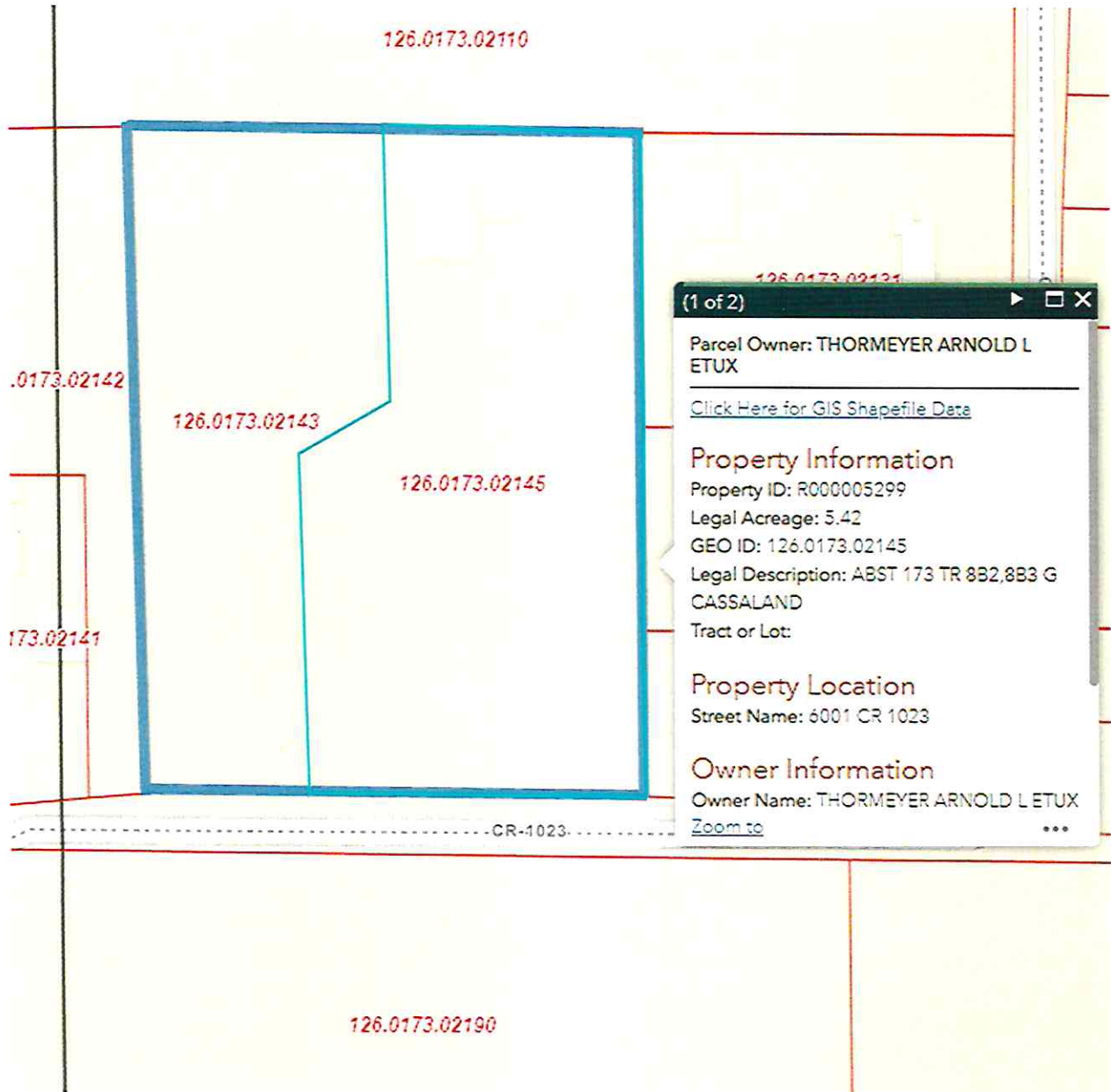
Arnold L. Thormeyer

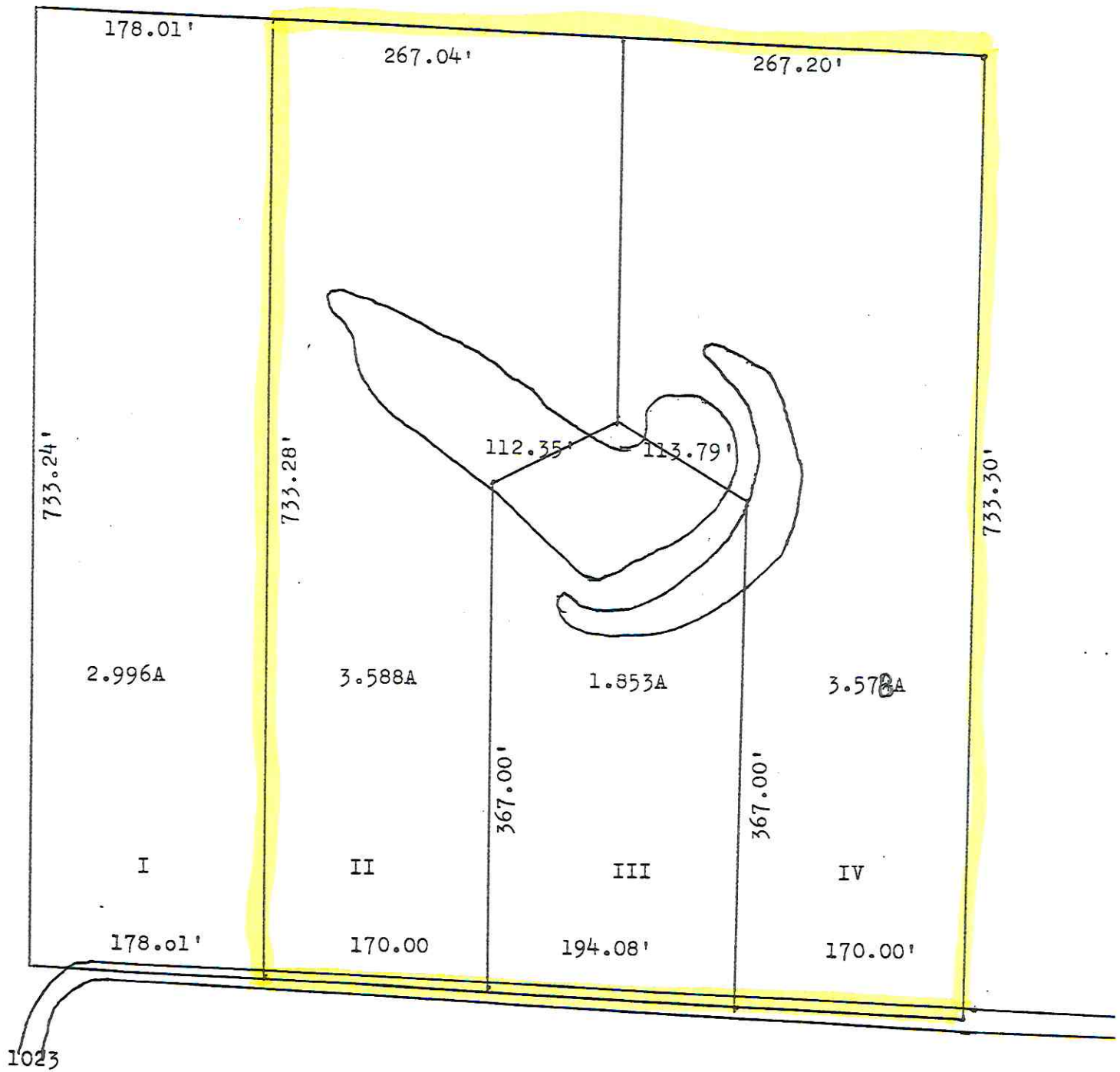
6001 County Road 1023

Joshua, Texas 76058

817 980 9777

Arnold.thormeyer@gmail.com





NOTICE OF PUBLIC HEARING

Item 2.

The Planning and Zoning Commission of the City of Joshua will hold a public hearing on **November 7, 2022** to consider making a recommendation to the **November 17, 2022** City Council Meeting regarding a request to rezone a tract of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas and being approximately 8.995 acres of land and locally known as 6001 CR 1023, changing the zoning on the foregoing property from (A) Agricultural District to the (R1) Residential Single Family District to allow for the construction of two residential homes.

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

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

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

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: _____

Mailing Address: _____

City, State Zip: _____

Telephone Number: _____

Physical Address of Property within 200 feet: _____

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

CDL	CDL	IR	NAME	SURFS	CITY JURIS
126.0173.02110		8,8A	TOPOGRAPHIC LAND SURVEYORS CO	6231 CR 1023	CITY OF JOSHUA
126.0173.02190		9	TEAGUE NALL & PERKINS INC	5040 WAGON WHEEL RD	CITY OF JOSHUA
126.0173.02120		8D1	RICHARDSON CATHLEEN ANNE	6021 CR 1023	CITY OF JOSHUA
126.0643.01832		58C1	PEDEN LYNDASAY C	5917 CR 1023	CITY OF JOSHUA
126.0173.02131		8C	JACOBS RICHARD A ETUX AMANDA J	6109 CR 1023	CITY OF JOSHUA
126.0173.02142		8B1	HUTCHENS RANDALL K ETUX SUSAN	5941 CR 1023	CITY OF JOSHUA
126.0173.02141		8B	HUTCHENS RANDALL K	5941 CR 1023	CITY OF JOSHUA
126.0643.01887		58,58A,58B,58D	HUTCHENS RANDALL ETUX SUSAN	5921 CR 1023	CITY OF JOSHUA
126.0173.02117		8D	BUCKLER LINDSAY K ETUX	6029 CR 1023	CITY OF JOSHUA

DESCRIPTION	DISCRIPTION 1	DISCRIPTION 2	UNIT AMOUNT
ABST 173	TR 8,8A	G CASSALAND	20.08
ABST 173	TR 9	G CASSALAND	18.9342
ABST 173	TR 8D1	G CASSALAND	2
ABST 643	TR 58C1	D NUNER	1.841
ABST 173	TR 8C	G CASSALAND	3
ABST 173	TR 8B1, 8B PT	G CASSALAND	2
ABST 173	TR 8B	G CASSALAND	1
ABST 643	TR 58,58A,58B,58D	D NUNER	30.23
ABST 173	TR 8D	G CASSALAND	2.02



Planning & Zoning Agenda November 7, 2022

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a zoning change regarding approximately 8.995 acres of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located at 6001 CR 1023, to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of two residential homes.

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

Background Information:

HISTORY: The subject property is 8.995 acres and will be subdividing and creating 2 additional lots under the 2-acre minimum for Agricultural zoning, therefore a zoning change to single family residential district is needed.

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

ANALYSIS: The proposed zoning change will allow for the construction of residential homes.

ENGINEERING RELATED ISSUES: This development will be required to final plat; the City has agreed that these matters may be part of the platting review process.

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.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

The proposed request complies with the City of Joshua's Zoning Ordinance. Staff recommends approval.

Attachments:

- 1) Rezone Application
- 2) Request Letter
- 3) Legal Description
- 4) Vicinity Map
- 5) Public Notice
- 6) Property Owners (200ft)

City of Joshua Development Services Universal Application

Item 2.

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

Nov. 7th meeting

- ☐ 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: Zone Change
 Project Address (Location): Parcel: 126.0173.02143 6001 CR 1023
 Existing Zoning: H-Agricultural Proposed Zoning: R1-Single family residential
 Existing Use: Hay production Proposed Use: Residential Home
 Existing Comprehensive Plan Designation: _____ Gross Acres: 8.995

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: ARNOLD L. THORMEYER Company: _____
 Address: 6001 CR 1023 Tel: 817 980 9777 Fax: _____
 City: Joshua State: TX ZIP: 76058 Email: arnold.thormeyer@gmail.com
 Property Owner: Same Company: _____
 Address: _____ Tel: _____ Fax: _____
 City: _____ State: _____ ZIP: _____ Email: _____
 Key Contact: Same Company: _____
 Address: _____ Tel: _____ Fax: _____
 City: _____ State: _____ ZIP: _____ Email: _____

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

SIGNATURE: Arnold L. Thormeyer

(Letter of authorization required if signature is other than property owner)

Print or Type Name: Arnold L. Thormeyer

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 11th day of October 2022

Patricia S. Iles
Notary Public

Signature Patricia S. Iles

PATRICIA S. ILES
ID #2976042
My Commission Expires
April 12, 2023

For Departmental Use Only

Case No.: PZ 202207Project Manager: A. Thormeyer2387 - 500.00 - ZoningTotal Fee(s): 2,500.00 - Dep
2386

Check No.: _____

Date Submitted: 10-13-22Accepted By: LMDate of Complete Application 10-13-22



**Planning & Zoning Agenda
November 7, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on a request for a zoning change regarding approximately 8.995 acres of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located at 6001 CR 1023, to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of two residential homes.

Background Information:

HISTORY: The subject property is 8.995 acres and will be subdividing and creating 2 additional lots under the 2-acre minimum for Agricultural zoning, therefore a zoning change to single family residential district is needed.

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

ANALYSIS: The proposed zoning change will allow for the construction of residential homes.

ENGINEERING RELATED ISSUES: This development will be required to final plat; the City has agreed that these matters may be part of the platting review process.

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.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

The proposed request complies with the City of Joshua's Zoning Ordinance. Staff recommends approval.

Attachments:

- 1) Rezone Application
- 2) Request Letter
- 3) Legal Description
- 4) Vicinity Map
- 5) Public Notice
- 6) Property Owners (200ft)

Item 3.

City of Joshua Notice of Public Hearing

The City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider an amendment to the Zoning Ordinance by amending provisions related to the membership of the Heritage Preservation Committee.

The Planning & Zoning Commission will conduct its public hearing on November 7, 2022, at 6:30 PM and the City Council will conduct its public hearing and consideration on November 17, 2022.

Both meetings will be held in the City Council chambers at Joshua City Hall, 101 South Main Street, Joshua, Texas 76058.

CITY OF JOSHUA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, AMENDING SUBSECTION (B)(1) OF SECTION 6.16.3, "HERITAGE PRESERVATION COMMITTEE," OF SECTION 6.16, "HP-HERITAGE PRESERVATION OVERLAY DISTRICT," OF CHAPTER 6, "ZONING DISTRICTS," IN THE CITY'S ZONING ORDINANCE, FOUND IN CHAPTER 14, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF JOSHUA, TEXAS, BY AMENDING PROVISIONS RELATED TO THE MEMBERSHIP OF THE HERITAGE PRESERVATION COMMITTEE; MAKING FINDINGS RELATIVE THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council wishes to address the membership of the Heritage Preservation Committee to provide for business or property owners within the City to be eligible for appointment to said Committee; and

WHEREAS, the Planning and Zoning Commission of the City of Joshua and the City Council of the City of Joshua, in compliance with the laws of the State of Texas, have given the requisite notices and have concluded that such will promote the public health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, Subsection (B)(1) of Section 6.16.3, "Heritage Preservation Committee," of Section 6.16, "HP-Heritage Preservation Overlay Committee," of Chapter 6, "Zoning Districts," of the City's Zoning Ordinance, found in Chapter 14, "Zoning," of the Code of Ordinances of the City of Joshua, Texas, is hereby amended to read as follows:

"6.16.3 HERITAGE PRESERVATION COMMITTEE

* * *

B. Membership.

1. The Committee shall consist of five (5) members appointed by the City Council. The members will consist of three (3) members who shall be either

owners of a property or business located within the Heritage Preservation Overlay District or owners of a property or business located within the City of Joshua. One (1) member shall be a representative from City Council and one (1) member shall be a representative from the Planning and Zoning Commission.

* * *

SECTION 3

If any word, section, article, phrase, paragraph, sentence, clause, or portion of this Ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity which remaining portions shall remain in full force and effect.

SECTION 4

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the laws of the State of Texas.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, THIS THE 17TH DAY OF NOVEMBER, 2022.

Scott Kimble, Mayor

ATTEST:

Alice Holloway, City Secretary

APPROVED AS TO FORM:

Terrence S. Welch, City Attorney



**Planning & Zoning Agenda
November 7, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a replat regarding 2.286 acres of land known as Lots 29R, 31R, 32R, Mountain Valley Addition, in the James Moore Survey, Abstract No. 620, County of Johnson, Texas located at 805 Country Club and 103&105 Lakeaire Dr., for the purpose of combining 2 lots into 1 parcel of land.

Background Information:

HISTORY: The property was originally platted as two separate lots for each of the property owners.

ZONING: This property is zoned (R-1), Single Family Residential District

ANALYSIS: The purpose of this replat is to combine 2 lots for each of the property owners into 1 parcel of land for each owner.

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

TRANSPORTATION: Rights-of-Way dedications have already been dedicated.

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

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Staff recommends approval of the replat.

Attachments:

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

Item 6.

BEING A 2.286 ACRE TRACT OF LAND SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NUMBER 420, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 29, 31 AND 32, BLOCK 1, MOUNTAIN VALLEY ADDITION, UNIT ONE, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.465 ACRE TRACT OF LAND DESCRIBED BY DEED TO RON W. COMBS AND MICHAELA COMBS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11018, ALL OF A CALLED 0.465 ACRE TRACT OF LAND DESCRIBED BY DEED TO TIMOTHY M. DENSON AND BARBARA DENSON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11019, AND ALL OF A CALLED 0.298 ACRE TRACT OF LAND DESCRIBED BY DEED TO BETTY MILLER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11020, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 32, SAME BEING THE SOUTHERNMOST CORNER OF LOT 33, SAID MOUNTAIN VALLEY ADDITION, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF LAKEAIRE DRIVE, A 60' RIGHT-OF-WAY;

THENCE SOUTH 40 DEGREES 14 MINUTES 07 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 96.16 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 108.86 FEET, CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 467.50 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 20 MINUTES 29 SECONDS, WHOSE LONG CHORD BEARS SOUTH 33 DEGREES 40 MINUTES 06 SECONDS WEST, A CHORD LENGTH OF 108.61 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID LOT 31, SAME BEING THE EASTERNMOST CORNER OF LOT 30, SAID MOUNTAIN VALLEY ADDITION, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 49 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 3.21 FEET;

THENCE NORTH 62 DEGREES 24 MINUTES 27 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 31, BEING COMMON WITH THE EAST NORTHEAST LINE OF SAID LOT 30, A DISTANCE OF 156.10 FEET, TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 31, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 30, AND BEING THE EASTERNMOST CORNER OF SAID COMBS TRACT;

THENCE SOUTH 39 DEGREES 53 MINUTES 07 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID COMBS TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 30, A DISTANCE OF 47.19 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID COMBS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 29, AND BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 30;

THENCE SOUTH 02 DEGREES 21 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 29, BEING COMMON WITH THE WEST LINE OF SAID LOT 30, A DISTANCE OF 130.71 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 29, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 30, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, A 60' RIGHT-OF-WAY, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 26.52 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 790.96 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 55 MINUTES 15 SECONDS, WHOSE LONG CHORD BEARS NORTH 86 DEGREES 50 MINUTES 26 SECONDS WEST, A CHORD LENGTH OF 26.52 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 82.51 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 29, SAME BEING THE SOUTHEAST CORNER OF LOT 28, SAID MOUNTAIN VALLEY ADDITION;

THENCE NORTH 00 DEGREES 16 MINUTES 29 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 29, BEING COMMON WITH THE EAST LINE OF SAID LOT 28, A DISTANCE OF 129.97 FEET, TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 29, SAME BEING THE NORTHEAST CORNER OF SAID LOT 28, AND BEING ON THE SOUTH LINE OF SAID COMBS TRACT;

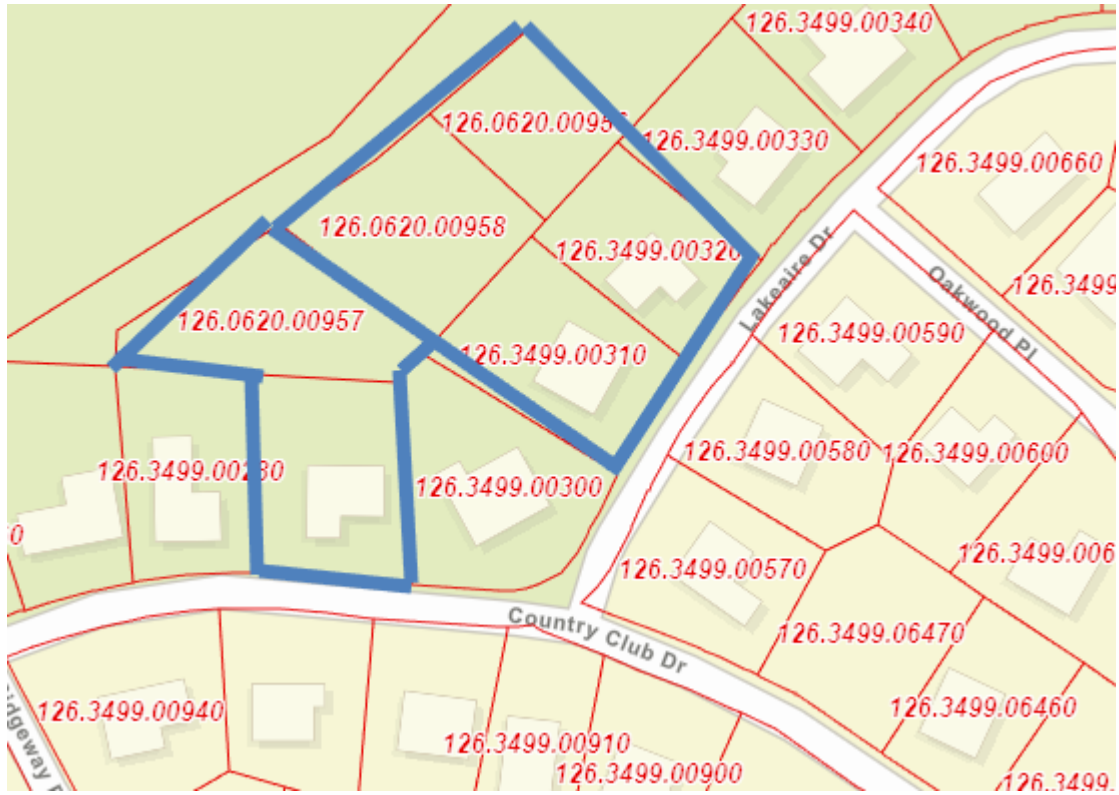
THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID COMBS TRACT, BEING COMMON WITH THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 120.04 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 1811" AT THE SOUTHWEST CORNER OF SAID COMBS TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 28, AND BEING ON THE SOUTHEAST LINE OF A CALLED 143.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO ZL & SKY, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-8443, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 03 MINUTES 59 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID COMBS TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, A DISTANCE OF 30.09 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 54 DEGREES 01 MINUTES 20 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID COMBS TRACT AND THE NORTHWEST LINE OF SAID DENSON TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, AT A DISTANCE OF 159.71 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID COMBS TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID DENSON TRACT, AND CONTINUING IN ALL 255.85 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 47 DEGREES 19 MINUTES 17 SECONDS EAST, CONTINUING ALONG THE NORTHWEST LINE OF SAID DENSON TRACT AND ALONG THE NORTHWEST LINE OF SAID CALLED 0.298 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT. AT A DISTANCE OF 58.80 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID DENSON TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT, AND CONTINUING IN ALL 164.65 FEET, TO A 5/8" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT;

THENCE SOUTH 49 DEGREES 49 MINUTES 55 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 0.298 ACRE TRACT AND THE NORTHEAST LINE OF SAID LOT 32, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT AND THE SOUTHWEST LINE OF SAID LOT 33, AT A DISTANCE OF 117.56 FEET, PASSING A 100-D NAIL FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 32, AND CONTINUING IN ALL 257.33 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.286 ACRES OR 99,591 SQUARE FEET OF LAND, MORE OR LESS.





September 29, 2022

Location: Mountain Valley Addition
Lots 29R, 31R & 32R, Block
Country Club Drive and Lakeaire Drive, Joshua TX

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.

A re-plat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS RON AND MICHAELA COMBS, TIMOTHY AND BARBARA DENSON AND BETTY MILLER, OWNERS OF A 2.286 ACRE TRACT OF LAND SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NUMBER 620, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 29, 31 AND 32, BLOCK 1, MOUNTAIN VALLEY ADDITION, UNIT ONE, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.465 ACRE TRACT OF LAND DESCRIBED BY DEED TO RON W. COMBS AND MICHAELA COMBS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11019, ALL OF A CALLED 0.465 ACRE TRACT OF LAND DESCRIBED BY DEED TO TIMOTHY M. DENSON AND BARBARA DENSON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11019, AND ALL OF A CALLED 0.298 ACRE TRACT OF LAND DESCRIBED BY DEED TO BETTY MILLER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11020, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 32, SAME BEING THE SOUTHERNMOST CORNER OF LOT 33, SAID MOUNTAIN VALLEY ADDITION, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF LAKEAIRE DRIVE, A 60' RIGHT-OF-WAY;

THENCE SOUTH 40 DEGREES 14 MINUTES 07 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 96.16 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 108.84 FEET, CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 467.50 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 20 MINUTES 29 SECONDS, WHOSE LONG CHORD BEARS SOUTH 33 DEGREES 40 MINUTES 06 SECONDS WEST, A CHORD LENGTH OF 108.61 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID LOT 31, SAME BEING THE EASTERNMOST CORNER OF LOT 30, SAID MOUNTAIN VALLEY ADDITION, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 49 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 3.21 FEET;

THENCE NORTH 62 DEGREES 24 MINUTES 27 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 31, BEING COMMON WITH THE EAST NORTHEAST LINE OF SAID LOT 30, A DISTANCE OF 156.10 FEET, TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 31, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 30, AND BEING THE EASTERNMOST CORNER OF SAID COMBS TRACT;

THENCE SOUTH 39 DEGREES 53 MINUTES 07 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID COMBS TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 30, A DISTANCE OF 47.19 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID COMBS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 29, AND BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 30;

THENCE SOUTH 02 DEGREES 21 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 29, BEING COMMON WITH THE WEST LINE OF SAID LOT 30, A DISTANCE OF 130.71 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 29, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 30, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, A 60' RIGHT-OF-WAY, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 26.52 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 790.96 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 55 MINUTES 15 SECONDS, WHOSE LONG CHORD BEARS NORTH 86 DEGREES 50 MINUTES 26 SECONDS WEST, A CHORD LENGTH OF 26.52 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 82.51 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 29, SAME BEING THE SOUTHEAST CORNER OF LOT 28, SAID MOUNTAIN VALLEY ADDITION;

THENCE NORTH 00 DEGREES 16 MINUTES 29 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 29, BEING COMMON WITH THE EAST LINE OF SAID LOT 28, A DISTANCE OF 129.97 FEET, TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 29, SAME BEING THE NORTHEAST CORNER OF SAID LOT 28, AND BEING ON THE SOUTH LINE OF SAID COMBS TRACT;

THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID COMBS TRACT, BEING COMMON WITH THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 120.04 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 1811" AT THE SOUTHWEST CORNER OF SAID COMBS TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 28, AND BEING ON THE SOUTHEAST LINE OF A CALLED 143.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO ZL & SKY, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-8443, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 03 MINUTES 59 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID COMBS TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, A DISTANCE OF 30.09 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 54 DEGREES 01 MINUTES 20 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID COMBS TRACT AND THE NORTHWEST LINE OF SAID DENSON TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, AT A DISTANCE OF 159.71 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID COMBS TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID DENSON TRACT, AND CONTINUING IN ALL 255.85 FEET, TO A 5/8" IRON ROD FOUND;

THENCE NORTH 47 DEGREES 19 MINUTES 17 SECONDS EAST, CONTINUING ALONG THE NORTHWEST LINE OF SAID DENSON TRACT AND ALONG THE NORTHWEST LINE OF SAID CALLED 0.298 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, AT A DISTANCE OF 58.80 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID DENSON TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT, AND CONTINUING IN ALL 164.65 FEET, TO A 5/8" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT;

THENCE SOUTH 49 DEGREES 49 MINUTES 55 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 0.298 ACRE TRACT AND THE NORTHEAST LINE OF SAID LOT 32, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT AND THE SOUTHWEST LINE OF SAID LOT 33, AT A DISTANCE OF 117.56 FEET, PASSING A 100-D NAIL FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 32, AND CONTINUING IN ALL 257.33 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.286 ACRES OR 99,591 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, RON AND MICHAELA COMBS, TIMOTHY AND BARBARA DENSON AND BETTY MILLER, BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOTS 29R, 31R AND 32R, BLOCK 1, MOUNTAIN VALLEY ADDITION**, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND I (WE) DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

RON COMBS

DATE ____/____/____.

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC

MICHAELA COMBS

DATE ____/____/____.

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC

TIMOTHY DENSON

DATE ____/____/____.

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC

BARBARA DENSON

DATE ____/____/____.

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC

BETTY MILLER

DATE ____/____/____.

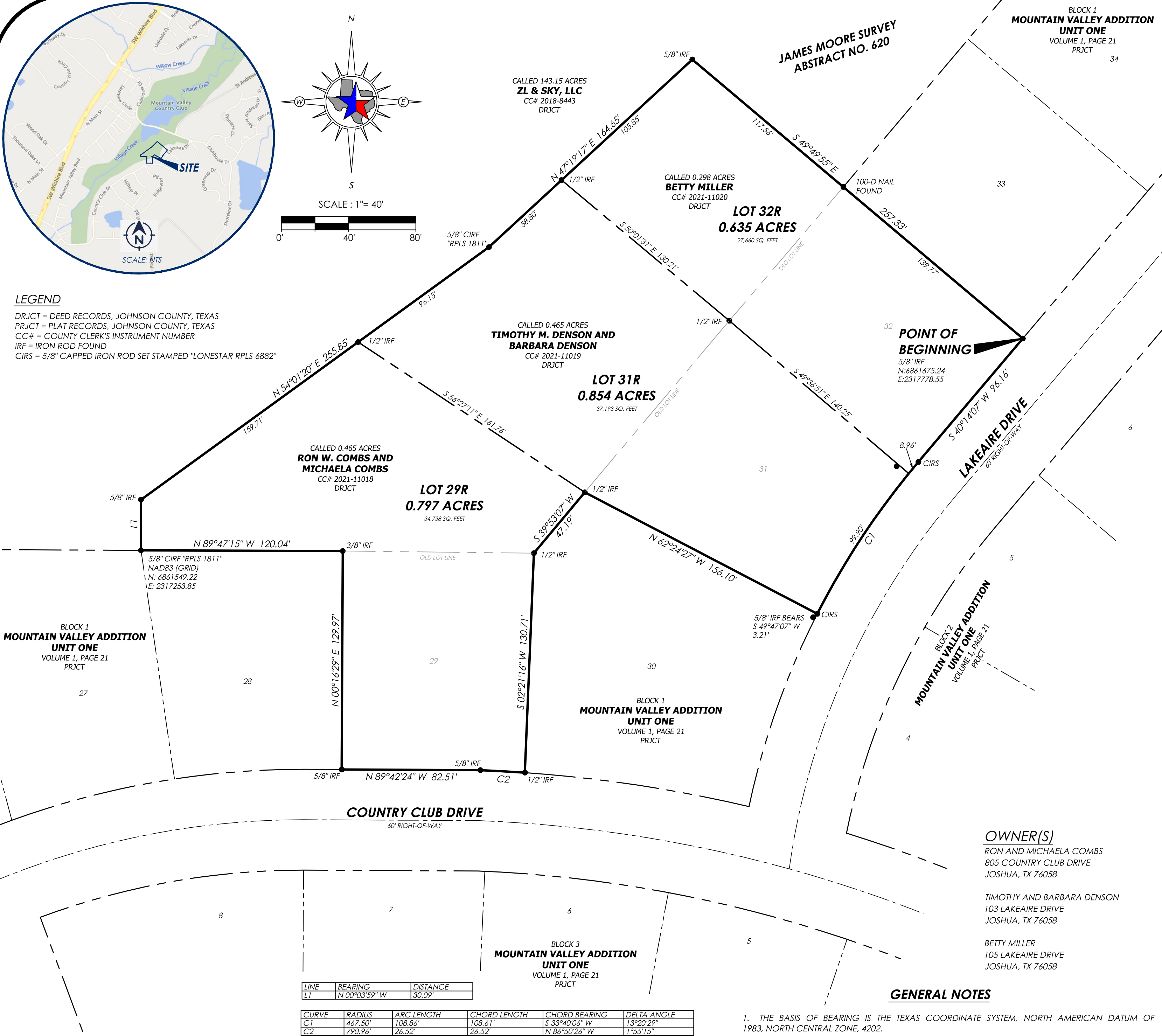
STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOUNTAIN VALLEY ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE ____ DAY OF ____.

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

WITNESS OUR HAND, THIS ____ DAY OF _____, 20__.

CITY SECRETARY

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA, TEXAS.

EXECUTED THIS THE ____TH DAY OF OCTOBER, 2022.

PRELIMINARY

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

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

CITY CASE NO. RP2022-07

PROJECT NUMBER: 220783 DATE: OCTOBER 24, 2022
REVISION DATE:
REVISION NOTES:

SHEET 1 OF 1

GENERAL NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.

4. ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

5. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.

6. CITY OF JOSHUA IS NOT RESPONSIBLE FOR ANY CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

7. THE SOLE PURPOSE OF THIS REPLAT IS TO INCREASE THE AREAS OF LOT 29, 31, AND 32 BY INCLUDING PROPERTY PURCHASED ON BACKSIDE OF SAID LOTS.

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

9. WATER PROVIDER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200
JCSUD HAS ONE EASEMENT ACROSS THE PROPERTY: VOLUME 514, PAGE 836, DRJCT

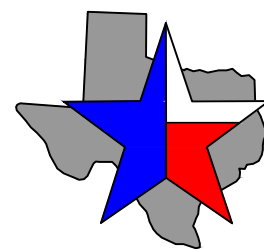
FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0180J, DATED AUGUST 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

REPLAT OF
LOTS 29R, 31R AND 32R, BLOCK 1
MOUNTAIN VALLEY ADDITION

BEING 2.286 ACRES OF LAND SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NO. 620, CITY OF JOSHUA JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 29, 31 AND 32, MOUNTAIN VALLEY ADDITION, UNIT ONE, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 21 PLAT RECORDS, JOHNSON COUNTY, TEXAS.

3 RESIDENTIAL LOTS
PREPARED: OCTOBER, 2022



—LONESTAR—
LAND SURVEYING, LLC

TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,

JOSHUA, TX 76058

817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM