



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, LABHART & MCKENZIE CAPITAL PARTNER, LLC, is the owner of a 1.106 acre tract of land situated in the CHRISTOPHER CHANEY SURVEY, ABSTRACT NO. 175, in the City of Joshua, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Labhart & McKenzie Capital Partner, LLC, recorded in Instrument Number 2020-25164, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Labhart & McKenzie Capital Partner, LLC tract, and a tract of land described in a deed to Heather Mc Kenzie and Bryan Mc Kenzie, et vir, recorded in Instrument Number 2018-03550, Deed Records, Johnson County, Texas, and being in the centerline of Forest Lane, more or less;

THENCE S 00°21'14" E, along the east line of said Labhart & McKenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 100.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, along the east line of said Labhart & McKenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 25.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°47'45" W, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 200.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, along the east line of said Labhart & McKenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 15.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°47'45" W, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 308.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 00°21'14" W, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 140.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the common line of said Labhart & McKenzie Capital Partner, LLC tract, and said Heather Mc Kenzie and Bryan Mc Kenzie, et vir tract;

THENCE N 89°47'45" E, along the common line of said Labhart & McKenzie Capital Partner, LLC tract, and said Heather Mc Kenzie and Bryan Mc Kenzie, et vir tract, a distance of 308.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 100.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 89°47'45" E, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 48,190 square feet or 1.106 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
LABHART & MCKENZIE CAPITAL PARTNER, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, LABHART ADDITION

WHEREAS, LABHART & MCKENZIE CAPITAL PARTNER, LLC, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 1, LABHART ADDITION**, an addition to the City of Joshua, Johnson County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Joshua, Texas.

WITNESS, my hand at Joshua, Texas, this _____ day of _____, 2022.

BY: **AUTHORIZED AGENT FOR LABHART & MCKENZIE CAPITAL PARTNER, LLC**

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears **Matthew Labhart, Authorized Agent for LABHART & MCKENZIE CAPITAL PARTNER, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public in and for
The State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATE

That I, Roy Rodriguez, do certify that I prepared this plat from an actual and accurate survey of the land on January 06, 2022 and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision requirements of the City of Joshua.

RELEASED 01/06/2022 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roy Rodriguez
Register Professional Land Surveyor No. 5596

STATE OF TEXAS
COUNTY OF JOHNSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for
The State of Texas

My Commission expires: _____

FINAL PLAT
LOT 1, BLOCK 1
LABHART ADDITION
1.106 ACRES
OUT OF THE
CHRISTOPHER CHANEY SURVEY, ABSTRACT NO. 175
1 RESIDENTIAL LOT
CITY OF JOSHUA JOHNSON COUNTY, TEXAS
01/06/2022

OWNER:
LABHART & MCKENZIE CAPITAL PARTNERS LLC
2942 MASTER COURT N
BURLESON, TEXAS 76028
Contact: Matthew Labhart
Phone Number: 972-786-3045
email: mattlabhart@hotmail.com

| LAND USE TABLE | |
|----------------------|-------------|
| GROSS SITE AREA | 1.106 ACRES |
| TOTAL NUMBER OF LOTS | 1 |
| RESIDENTIAL LOTS | 1 |
| ACREAGE | 1.106 ACRES |

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983 (NAD83).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or are part of the title commitment provided.

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DUBLING, TEXAS 76023
WWW.BLUESTARSURVEYING.COM

BLUESTAR SURVEYING
FIRM NUMBER 10147300

JN 21-330 GF # DATE: 1/6/22