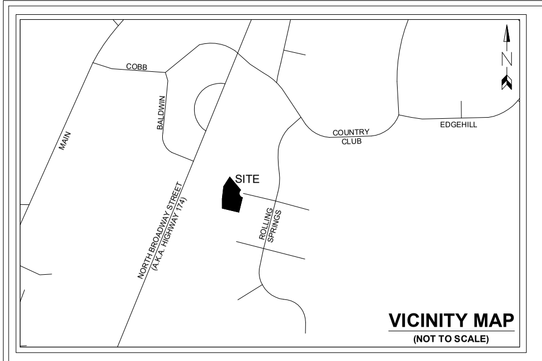
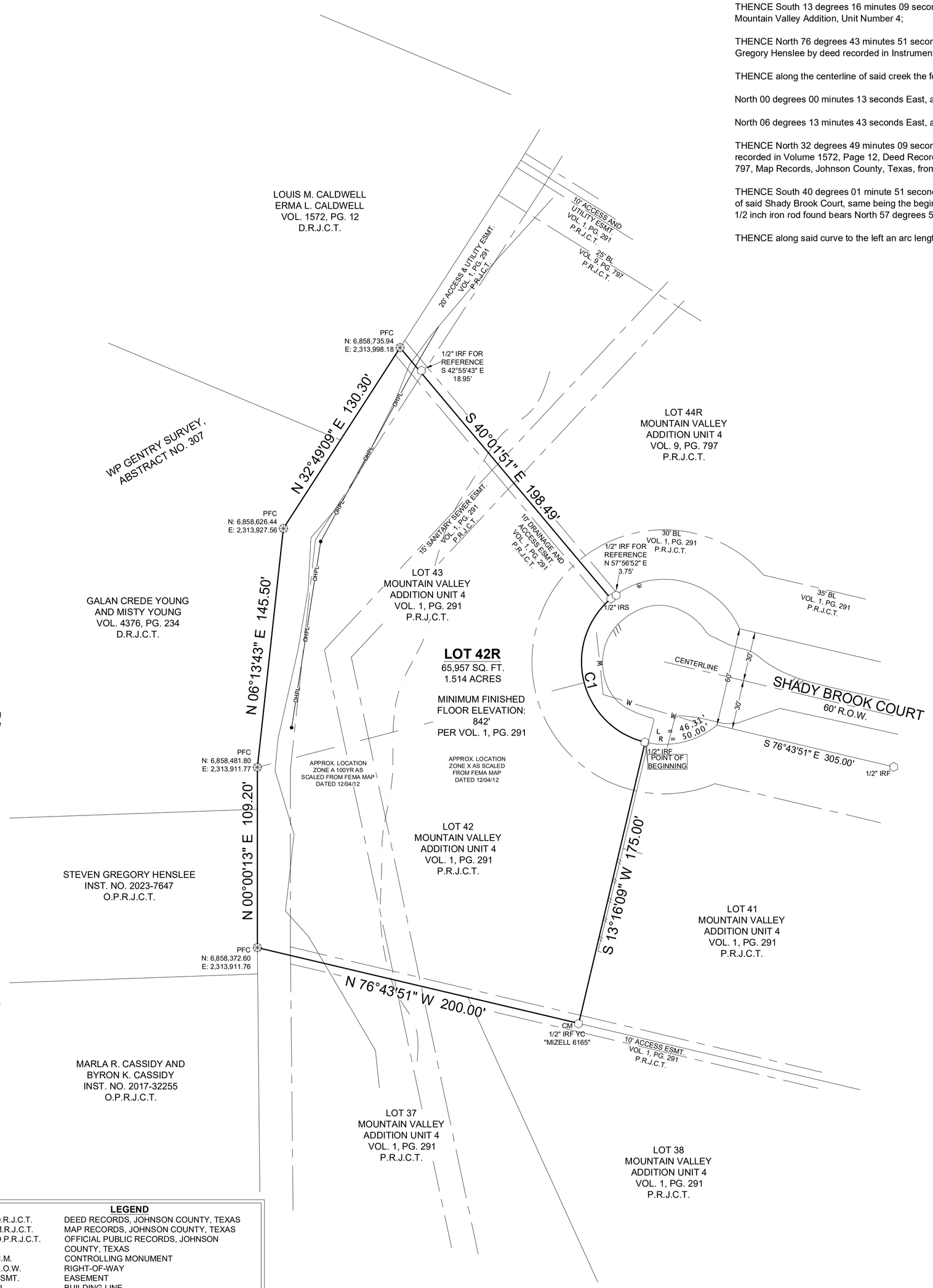


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	110.56'	89.37'	S 13°25'11" E	126°41'43"



PURPOSE STATEMENT

The purpose of this plat is to create one platted lot from an existing tract of land.

UTILITY EASEMENT RESTRICTION STATEMENT

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.

WAIVER OF CLAIM FOR DAMAGES STATEMENT

The final plat shall contain a waiver of claim for damages against the City occassioned 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.

DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT

No construction or filling, without the written approval of the City of Joshua, shall be allowed within a drainage easement or a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, the no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

SURVEYOR'S NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. ANY NEW STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

5. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM TWO (2) EXISTING PLATTED LOTS.

6. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48251C0160J, DATED 12/04/2012, ZONE A AND ZONE X AS SHOWN.

7. 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.

8. ALL BUILDING SETBACK LINES (ON ALL STREETS) LABELED OR NOTED PER THE APPROPRIATE ZONING.

CASE NO. RP25-03

LEGEND

D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
M.R.J.C.T.	MAP RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
BL	BUILDING LINE
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS Rafael Gomez Avila is the owner of a 1.514 acre tract of land situated in the WP Gentry Survey, Abstract Number 307, Johnson County, Texas, same being Lots 42 and 43, Mountain Valley Addition, Unit Number 4, an addition to the City of Joshua, Johnson County, Texas, according to the map thereof recorded in Volume 1, Page 291, Map Records, Johnson County, Texas, and being that tract of land conveyed to Rafael Gomez Avila by Warranty Deed with Vendor's Lien recorded in Instrument Number 2025-1369, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the South Right-of-Way line of Shady Brook Court (a 60 foot Right-of-Way), same being the Northwest corner of Lot 41, of said Mountain Valley Addition, Unit Number 4;

THENCE South 13 degrees 16 minutes 09 seconds West, a distance of 175.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "MIZELL 6165" for corner, said corner being the Southwest corner of said Lot 41, same lying along the Northeast line of Lot 38, of said Mountain Valley Addition, Unit Number 4;

THENCE North 76 degrees 43 minutes 51 seconds West, a distance of 200.00 feet to a point for corner, said corner being the Northwest corner of Lot 37, of said Mountain Valley Addition, Unit Number 4, same lying along the East line of a tract of land conveyed to Steven Gregory Henslee by deed recorded in Instrument Number 2023-7647, Official Public Records, Johnson County, Texas, same lying along the centerline of a creek;

THENCE along the centerline of said creek the following courses and distances;

North 00 degrees 00 minutes 13 seconds East, a distance of 109.20 feet to a point for corner;

North 06 degrees 13 minutes 43 seconds East, a distance of 145.50 feet to a point for corner;

THENCE North 32 degrees 49 minutes 09 seconds East, a distance of 130.30 feet to a point for corner, said corner lying along the centerline of said creek, same lying along the Southeast line of a tract of land conveyed to Louis M. Caldwell and Erma L. Caldwell by deed recorded in Volume 1572, Page 12, Deed Records, Johnson County, Texas, same being the West corner of Lot 44R, Mountain Valley Addition, Unit Number 4, an addition to the City of Joshua, Johnson County, Texas, according to the map thereof recorded in Volume 9, Page 797, Map Records, Johnson County, Texas, from which a 1/2 inch iron rod found bears South 42 degrees 55 minutes 43 seconds East, a distance of 18.95 feet for reference;

THENCE South 40 degrees 01 minute 51 seconds East, a distance of 198.49 fete to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southwest corner of said Lot 44R, same lying along the Northwest Right-of-Way line of said Shady Brook Court, same being the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a delta angle of 126 degrees 41 minutes 43 seconds, a chord bearing and distance of South 13 degrees 25 minutes 11 seconds East 89.37 feet, from which a 1/2 inch iron rod found bears North 57 degrees 56 minutes 52 seconds East, a distance of 3.75 feet for reference;

THENCE along said curve to the left an arc length of 110.56 feet to the POINT OF BEGINNING and containing 65,957 square feet or 1.514 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rafael Gomez Avila, does hereby adopt this plat designating the hereinabove described property as: **LOT 42R, MOUNTAIN VALLEY ADDITION, UNIT NO. 4,** addition to the City of Joshua, Texas, and whose name is subscribed hereto hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Mountain Valley Addition have been notified and signed this plat.

I further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

_____
Name: Rafael Gomez Avila
Title: Owner

STATE OF TEXAS:
COUNTY OF _____:
Before me, the undersigned authority, on this day personally appeared Rafael Gomez Avila, 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 expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Barry S. Rhodes, a Registered Professional Land Surveyor of the State of Texas, have prepared this plat of the above subdivision from an actual survey on the ground; and that all monuments for lot corners, angle points, and points of curvature shown thereon as "set" were placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Joshua.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 2025.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas
My commission expires:

CERITIFICATE OF APPROVAL

I hereby certify that the above and foregoing Replat of Mountain Valley Addition, Unit Number 4 to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the _____ day of _____, 2025.

This approved plat shall remain valid for a period of two (2) years from approval by the Planning and Zoning Commission during which time it shall be recorded in the office of the County Clerk of Johnson, County, Texas. Failure to record this plat within two (2) years from said date of final approval shall render the plat invalid. This plat shall be subject to all the requirements of the Subdivision Regulations of the City of Joshua.

WITNESS OUR HAND, this _____ day of _____, 2_____.

_____
City Secretary, City of Joshua

Approved:

_____
Chairman Date
Planning and Zoning Commission

Attest:

_____
City Secretary, City of Joshua Date

PROPERTY ADDRESS: 100 SHADY BROOK COURT, JOSHUA, TEXAS, 76058
OWNER: *RAFAEL GOMEZ AVILA*
ADDRESS: *809 HEBERLE DRIVE, BURLESON, TEXAS, 76028*
PHONE: *817-707-9423*
EMAIL: GOMEZ21078@GMAIL.COM

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
EMAIL: PLATTING@BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202504057 PREPARATION DATE: 07/11/2025 DRAWN BY: ANR

REPLAT
LOT 42R
MOUNTAIN VALLEY ADDITION, UNIT NO. 4

BEING 1.514 ACRES IN THE
WP GENTRY SURVEY, ABSTRACT NO. 307
1 RESIDENTIAL LOT
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS
PREPARATION DATE: 07/11/2025