



Plat Review

Date: September 27, 2024

To: Scott Atwood

From: Kim Wilson

Subject: Maddux Duplex Lot Crossing

Johnson County Special Utility District (JCSUD) has received the Re-plat for the review of Maddux Duplex Lot Crossing. The development is located within the Certificate of Convenience and Necessity (CCN) granted by the State. JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and the Public Utility Commission (PUC).

The requirements of the development's infrastructure are checked below:

- No infrastructure is needed, and the development can connect to the JCSUD System.
- Required to connect by installing required taps and/or road crossings.
- Required to install infrastructure listed below:
- Development has not submitted a Non-Standard Application/Utility Plans and will be required to follow the JCSUD Development Process.

This letter does not verify the approval of the utility plans for this development.

Sincerely,

Kimberly J Wilson

Easement Analyst

(817) 760-5204

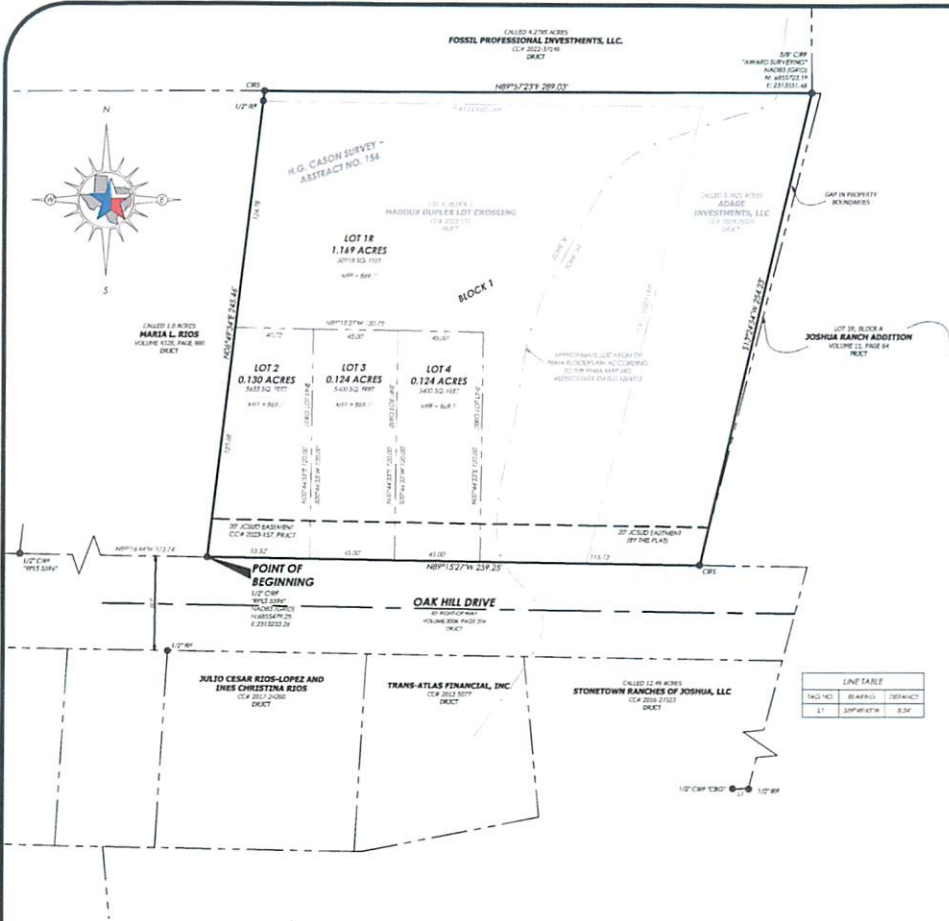
Enclosure: Submitted Plat for Approval

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

JCSUD.com

FILED 4/27/24
FOSSIL PROFESSIONAL INVESTMENTS, LLC
 CCA 2023-157
 DUCT

1/2" CIP
 "AWARD SURVEY"
 NAD83 ZONE 10
 N 481527.19 E 218310.14



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, WALLS, 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. WATER PROVIDER:
 JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200
 JCSD HAS AN EASEMENT ACROSS THE PROPERTY.
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.

9. THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE 1 LOT AND VACANT LAND INTO 4 LOTS FOR RESIDENTIAL DEVELOPMENT.

10. THERE ARE NO LIENS AGAINST THE PROPERTY.

11. NO CONSTRUCTION OR FILING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251(CD)160, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "AE" WHICH IS A SPECIAL FLOOD HAZARD AREA WITHIN THE 100-YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, AND ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF JOHNSON

WHEREAS ADAGE INVESTMENTS LLC, IS A 1.547 ACRE TRACT OF LAND SITUATED IN THE H.G. CASON SURVEY, ABSTRACT NO. 156, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, MADDEX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-157, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.3621 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO ADAGE INVESTMENTS, LLC, REFD FOR RECORDS IN COUNTY CLERK'S INSTRUMENT NO. 2024-2530, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 1.547 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "MRS 3594" FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MARIA L. RICE, REFD FOR RECORD IN VOLUME 4328, PAGE 180, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF OAK HILL DRIVE, A 50' RIGHT-OF-WAY FEED FOR RECORD IN VOLUME 2004, PAGE 204, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 08 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.0 ACRE TRACT, AT A DISTANCE OF 245.10 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE WESTERMOST CORNER OF SAID CALLED 0.3621 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID CALLED 0.3621 ACRE TRACT, A TOTAL DISTANCE OF 245.44 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "TOMESIA" REFSSES FOR THE NORTHWEST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 1.0 ACRE TRACT, AND BEING IN THE SOUTH LINE OF A CALLED 4.2785 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO FOSSIL PROFESSIONAL INVESTMENTS, LLC, REFD FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-5714, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 0.3621 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 4.2785 ACRE TRACT, A DISTANCE OF 289.03 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "AWARD SURVEY" FOR THE NORTHEAST CORNER OF SAID CALLED 0.3621 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 4.2785 ACRE TRACT, AND BEING AN EXTERIOR CORNER OF LOT 1R, BLOCK A, JOSHUA RANCH ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 64, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 13 DEGREES 24 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 0.3621 ACRE TRACT, A DISTANCE OF 254.25 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "TOMESIA" REFSSES FOR THE SOUTHWEST CORNER OF SAID CALLED 0.3621 ACRE TRACT, AND BEING IN SAID NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.3621 ACRE TRACT, BEING COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 408.88 FEET, PASSING THE SOUTHWEST CORNER OF SAID LOT 1, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, A TOTAL DISTANCE OF 292.52 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.547 ACRES (67,370 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT ADAGE INVESTMENTS LLC, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS **LOTS 1R, 2, 3 AND 4, BLOCK 1, MADDEX DUPLEX LOT CROSSING**, 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 PUBLICS USE UNLESS OTHERWISE NOTED.

THERE ARE NO LIENS AGAINST THE PROPERTY.

ADAGE INVESTMENTS LLC
 NAME:
 TITLE:
 DATE: _____
 STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 _____ DAY OF _____, 2024.

NOTARY PUBLIC

REPLAT
 LOTS 1R, 2, 3 AND 4, BLOCK 1
MADDEX DUPLEX LOT CROSSING
 BEING A 1.547 ACRES OF LAND SITUATED IN THE H.G. CASON SURVEY, ABSTRACT NUMBER 156, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOT 1, BLOCK 1, MADDEX DUPLEX LOT CROSSING, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN CC# 2023-157, PLAT RECORDS, JOHNSON COUNTY, TEXAS
 PREPARED: SEPTEMBER, 2024
 4 RESIDENTIAL LOTS



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN OF JOSHUA TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2024.

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 DAY OF FINAL APPROVAL SHALL RENDER THE PLAT INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2024.

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 _____ DAY OF _____, 2024.

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 SECRETARY _____
 APPROVED _____
 CHAIRMAN PLANNING & ZONING COMMISSION _____
 ATTEST _____
 CITY SECRETARY _____

PROJECT NUMBER: 240329 DATE: SEPTEMBER 16, 2024
 REVISION NOTES: SHEET 1 OF 1

FILING BLOCK
 PLAT RECORDED IN INSTRUMENT # _____ YEAR _____
 DRAWER _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DUPLIST _____

OWNER
 ADAGE INVESTMENTS LLC
 1300 CLAIBORNE LANE
 ALEDO, TX 76008

LEGEND
 DEED = DEED RECORDS, JOHNSON COUNTY, TEXAS
 PLAT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
 CCA = COUNTY CLERK'S INSTRUMENT NUMBER
 R/W = IRON ROD FOUND
 CIP = 5/8" CAPPED IRON ROD SET STAMPED LONESTAR RPLS 882

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

CITY CASE NO. RP24-XX



-LONESTAR-
 LAND SURVEYING, LLC
 TBPPLS FIRM# 10194707
 3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058
 817-935-8701