

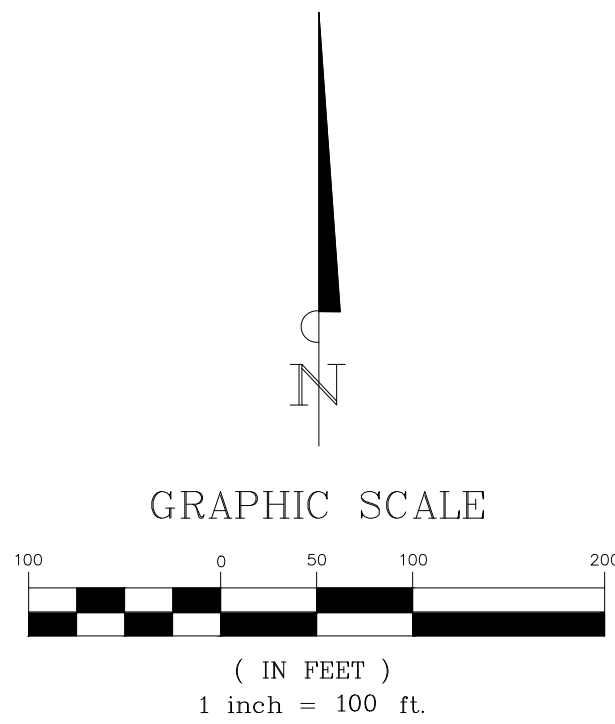
- LEGEND**
- N NORTH
S SOUTH
E EAST
W WEST
- D DEGREES
M MINUTES/FEET
S SECONDS/INCHES
- R.J.C.T.
DEED RECORDS
JOHNSON COUNTY, TEXAS
- R.J.C.T.
PLAT RECORDS
JOHNSON COUNTY, TEXAS
- P.R.C.T.
OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS
- CSUD
JOHNSON COUNTY SPECIAL
UTILITY DISTRICT
- C.M.
CONTROLLING MONUMENT
- R.D.
MONUMENT OF RECORD
DIGNITY

General Notes:

1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances. Scale Factor: 1.000095979.
2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48251C1060, dated December 4, 2012. The property appears to lie within Zone "X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "A", defined as "Base Flood Elevations determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
3. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
4. All iron rods set (IRS) are 5/8-inch iron rod with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823".
5. Open space lots, detention ponds and private streets conveyed to the Home Owners Association (HOA) by this plat.
6. Selling a portion of any lot within this subdivision 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.
7. Lots 6 & 52 shall not have direct access to County Road 1023.
8. The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.
9. Building Lines in this subdivision shall be in accordance with City of Joshua Zoning District R-1L - Single Family Residential - Large Lots.
9. **See Link and Curve Tables on Sheet 2.**

PRELIMINARY PLAT
LOTS 1 - 52, 53X, 54X AND 55X, BLOCK 1
LA PALOMA ESTATES
106.951 acres situated in the
George Casseland Survey,
Abstract Number 173
City of Joshua,
Johnson County, Texas
52 Residential Lots,
2 Open Space Lots and 1 Private Street Lot
Preparation Date: July 2026
Revision Date: September 2026
SHEET 1 OF 3

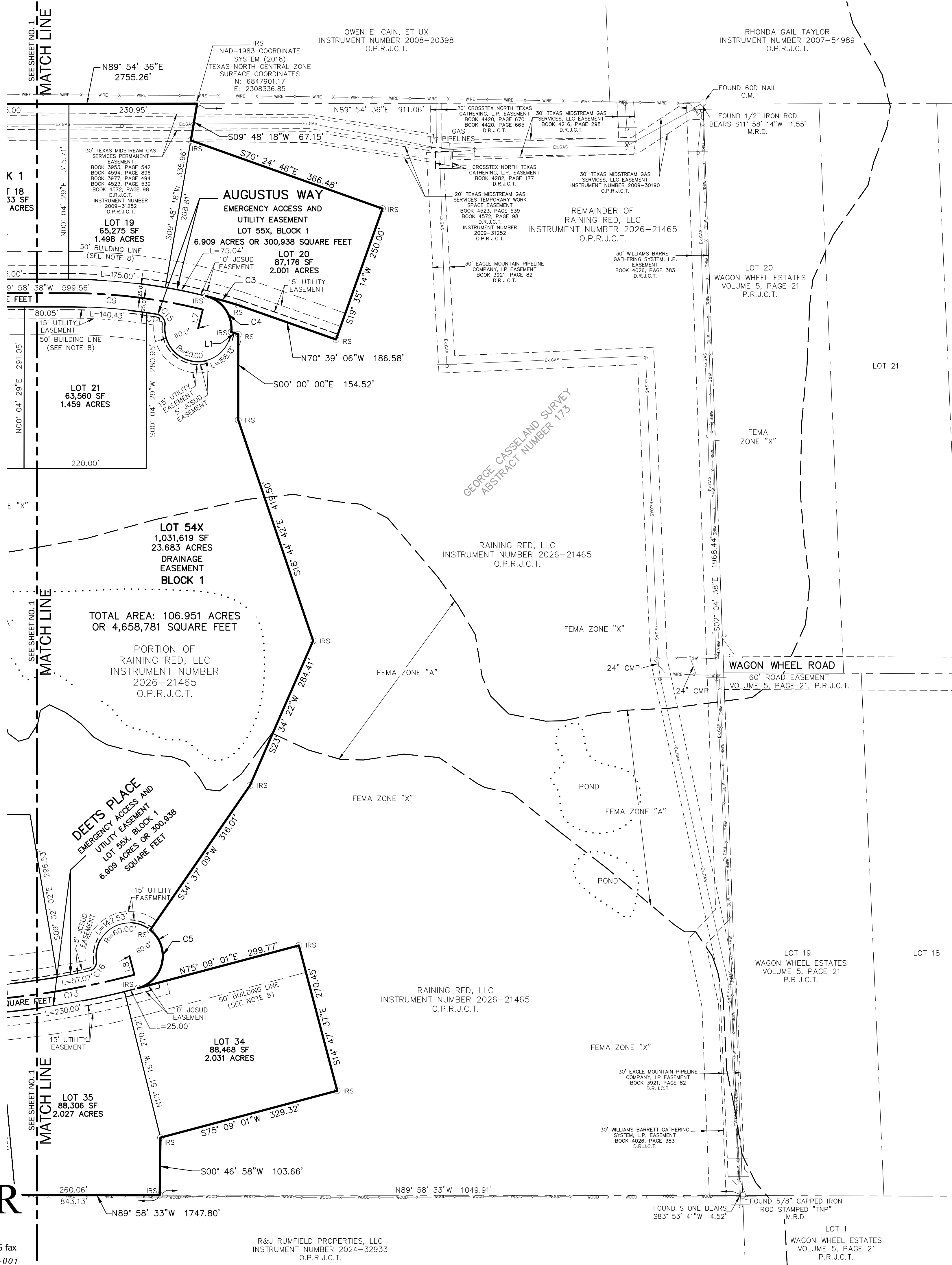
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LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
M.R.D.	MONUMENT OF RECORD DIGNITY

CASE NUMBER: PP26-01

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPELS REGISTRATION NO. 10193823 PROJECT NO.: 128-26-001



Curve Table					
Curve #	Delta	Radius	Chord Direction	Chord Length	Length
C3	3°21'19"	1025.00'	N74° 19' 21"W	60.02'	60.02'
C4	82°09'29"	60.00'	S34° 55' 16"E	78.85'	86.04'
C5	126°22'11"	60.00'	S11° 54' 25"W	107.10'	132.33'
C6	89°56'52"	50.00'	S45° 02' 56"W	70.68'	78.49'
C7	7°05'18"	1000.00'	N86° 25' 59"W	123.64'	123.71'
C8	7°05'18"	1000.00'	N86° 25' 59"W	123.64'	123.71'
C9	13°58'37"	1000.00'	N82° 59' 19"W	243.34'	243.94'
C10	9°01'05"	50.00'	S44° 56' 03"E	70.72'	78.56'
C11	7°04'50"	1000.10'	N86° 31' 00"E	123.51'	123.59'
C12	7°04'49"	1000.00'	N86° 31' 00"E	123.50'	123.58'
C13	14°51'02"	1500.00'	N82° 37' 54"E	387.70'	388.79'
C14	1°05'51"	975.00'	N81° 10' 34"W	18.67'	18.67'
C15	86°25'54"	18.00'	N37° 24' 42"W	24.65'	27.15'
C16	85°38'13"	18.00'	N35° 25' 52"E	24.47'	26.90'

Line Table		
Line #	Direction	Length
L1	S72° 06' 53"E	13.29'
L2	S88° 08' 12"E	87.99'
L3	S82° 45' 50"E	50.02'
L4	S88° 17' 10"W	88.07'
L5	N45° 04' 29"E	35.36'
L6	N44° 55' 31"W	35.36'
L7	N14° 00' 00"E	35.00'
L8	N14° 47' 37"W	35.00'
L9	S45° 02' 56"W	35.37'
L10	S44° 56' 03"E	35.35'
L11	N44° 57' 04"W	0.53'
L12	S45° 03' 57"W	0.49'
L13	N1° 14' 36"W	75.02'

OWNER / DEVELOPER:
RAINING RED, LLC
336 N. RUDD STREET
BURLESON, TEXAS 76028

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: GREGORY MARK PEACE, RPLS
PHONE: 817-842-2094
mpeace@bannistereng.com

PRELIMINARY PLAT
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106.951 acres situated in the
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SHEET 2 OF 3

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PROPERTY DESCRIPTION:

WHEREAS, **Raining Red, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain 106.951-acre (4,658,781-square-foot) tract of land situated in the George Cassland Survey, Abstract Number 173, Johnson County, Texas; said tract being a portion of that certain tract of land described in General Warranty Deed to Raining Red, LLC (hereinafter referred to as Raining Red tract), as recorded in Instrument Number 2026-21465, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 106.951-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with shiner stamped "TNP" found in asphalt pavement at the intersection of the east right-of-way line of County Road 1023 (a variable-width right-of-way) and the south right-of-way line of County Road 1023 (a variable-width right-of-way); said point being the northwest corner of said Raining Red tract;

THENCE North 89 degrees 54 minutes 36 seconds East with the north line of said Raining Red tract and the south right-of-way line of said County Road 1023, and along the south edge of a possible gap or gore, a distance of 2,755.26 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;

THENCE into and crossing said Raining Red tract for the following **16** courses:

1. South 09 degrees 48 minutes 18 seconds West, a distance of 67.15 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
2. South 70 degrees 24 minutes 46 seconds East, a distance of 366.48 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
3. South 19 degrees 35 minutes 14 seconds West, a distance of 250.00 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
4. North 70 degrees 39 minutes 06 seconds West, a distance of 186.58 feet to the beginning of a non-tangent curve to the left having a chord bearing and distance of North 74 degrees 19 minutes 21 seconds West, 60.02 feet;
5. In a westerly direction with said non-tangent curve to the left having a central angle of 03 degrees 21 minutes 19 seconds, a radius of 1,025.00 feet, and an arc distance of 60.02 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner at the beginning of a non-tangent curve to the right having a chord bearing and distance of South 34 degrees 55 minutes 16 seconds East, 78.85 feet;
6. In a southerly direction with said non-tangent curve to the right having a central angle of 82 degrees 09 minutes 29 seconds, a radius of 60.00 feet, and an arc distance of 86.04 to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
7. South 72 degrees 06 minutes 53 seconds East, a distance of 13.29 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
8. South 00 degrees 00 minutes 00 seconds West, a distance of 154.52 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
9. South 18 degrees 44 minutes 42 seconds East, a distance of 419.50 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
10. South 23 degrees 34 minutes 22 seconds West, a distance of 284.41 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
11. South 34 degrees 37 minutes 09 seconds West, a distance of 316.01 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner at the beginning of a non-tangent curve to the right, having a chord bearing and distance of South 11 degrees 54 minutes 25 seconds West, 107.10 feet;
12. In a southerly direction with said non-tangent curve to the right having a central angle of 126 degrees 22 minutes 11 seconds, a radius of 60.00 feet, and an arc distance of 132.33 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
13. North 75 degrees 09 minutes 01 second East, a distance of 299.77 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
14. South 14 degrees 47 minutes 37 seconds East, a distance of 270.45 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
15. South 75 degrees 09 minutes 01 second West, a distance of 329.32 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner;
16. South 00 degrees 46 minutes 58 seconds West, a distance of 103.66 feet to a 5/8-inch iron rod with "BANNISTER ENGINEERING FIRM-10193823" cap set for corner in the south of said Raining Red tract and in the north line of that certain tract of land described in a General Warranty Deed to R&J Rumfield Properties, LLC (hereinafter referred to as R&J Rumfield Properties tract), as recorded in Instrument Number 2024-32933, O.P.R.J.C.T.;

THENCE North 89 degrees 58 minutes 33 seconds West with the common line between said Raining Red tract and said R&J Rumfield Properties tract, at a distance of 843.13 feet passing a stone found at the northwest corner of said R&J Rumfield Properties tract and the northeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Michael Martin (hereinafter referred to as Martin tract), as recorded in Instrument Number 2011-30616, O.R.P.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Martin tract, at a distance of 1,296.51 feet passing the northwest corner of said Martin tract and the northeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Concrete Investments, LLC (hereinafter referred to as Concrete Investments tract), as recorded in Instrument Number 2016-18678, O.R.P.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Concrete Investments tract for a total distance of 1,747.80 feet to a 4.5-inch metal fence post found for corner; said point being the southerly southwest corner of said Raining Red tract and the southeast corner of that certain tract of land described as Lot 2, Westfall Addition (hereinafter referred to as Lot 2), an addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 9, Page 805, P.R.J.C.T.;

THENCE North 00 degrees 55 minutes 26 seconds West, departing the north line of said Concrete Investments tract, with the common line between said Raining Red tract and said Lot 2, at a distance of 225.35 feet passing the northeast corner of said Lot 2 and the southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Gene Johnson and Glenda Ruth Johnson (hereinafter referred to as Johnson tract), as recorded in Volume 1286, Page 346, D.R.J.C.T., continuing with said course, with the common line between said Raining Red tract and said Johnson tract for a total a distance of 571.75 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Johnson tract and the southeast corner of that certain tract of land described in a Special Warranty Deed to Sheri Darlene Taylor (hereinafter referred to as Taylor tract), as recorded in Instrument Number 2025-20648, O.P.R.J.C.T.;

THENCE North 01 degree 01 minute 16 seconds West with the common line between said Raining Red tract and said Taylor tract, a distance of 484.29 feet to a stone found for corner; said point being the northeast corner of said Taylor tract and the inner-ell corner of said Raining Red tract;

THENCE South 89 degrees 05 minutes 51 seconds West, continuing with the common line between said Raining Red tract and said Taylor tract, a distance of 902.29 feet to a 1/2-inch iron rod found for corner in the east right-of-way line of said County Road 1023; said point being the westerly southwest corner said Raining Red tract and the northwest corner of said Taylor tract;

THENCE North 01 degree 14 minutes 36 seconds West with the common line between said Raining Red tract and the east right-of-way line of said County Road 1023, a distance of 918.74 feet to the **POINT OF BEGINNING**, and containing a calculated area of 106.951 acres (4,658,781 square feet) of land.

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF JOHNSON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That **Raining Red, LLC** acting by and through Mike Varrichio, President, duly authorized so to act, does hereby adopt this plat designating the herein above described property as **La Paloma Estates**, an addition to the City of Joshua, Johnson County, Texas, and do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand at _____, Texas, this the ____ day of _____, 2026.

Raining Red, LLC

By: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 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 this the ____ day of _____, 2026.

Notary Public, The State of Texas

Reviewed For Preliminary Approval:

Planning & Zoning Commission, Chairperson

Date:

Attest:

City Secretary, City of Joshua

Date:

SURVEYOR'S CERTIFICATE:

This is to certify that I, Gregory Mark Peace, of Bannister Engineering, 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.

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

Gregory Mark Peace DATE:
Registered Professional Land Surveyor No. 6608



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a notary to the public of the State of Texas, on this day personally appeared Gregory Mark Peace, Registered Professional Land Surveyor, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2026.

Notary Public, The State of Texas

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.

PUBLIC OPEN SPACE EASEMENT RESTRICTION STATEMENT:

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.

DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT:

No construction or filling 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.

WAIVER OF CLAIMS FOR DAMAGES:

The owners hereby waive any and all claims for damages against the City of Joshua 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.

APPROVALS:

1. I hereby certify that the above and foregoing plat of _____ Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the ____ day of _____, 2____.

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

OWNER / DEVELOPER:
RAINING RED, LLC
336 N. RUDD STREET
BURLESON, TEXAS 76028

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: GREGORY MARK PEACE, RPLS
PHONE: 817-842-2094
mpeace@bannistereng.com

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