



July 7, 2022

Location: Valera Addition
Lot 1 & 2 Block 1
Trailwood 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 minor 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

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. THERE IS A JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT ACROSS THIS PROPERTY - VOLUME 4285, PAGE 218, DRUCT.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 4825C0180L DATED DECEMBER 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 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 GENARO VARELA, OWNER OF A 1.987 ACRE TRACT OF LAND SITUATED IN THE GEORGE WRIGHT SURVEY, ABSTRACT NUMBER 916, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.987 ACRE TRACT OF LAND DESCRIBED BY DEED TO GENARO VARELA, RECORDED IN VOLUME 4253, PAGE 615, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2-8, TRAILWOOD ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 468, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTH LINE OF A CALLED 1.992 ACRE TRACT OF LAND DESCRIBED BY DEED TO RANDY W. FULLER AND JOSETTE FULLER, RECORDED IN VOLUME 3370, PAGE 740, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.992 ACRE TRACT AND THE NORTH LINE OF A CALLED 3.009 ACRE TRACT OF LAND DESCRIBED BY DEED TO TYAN JOEL RODRIGUEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-4982, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 60.56 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.992 ACRE TRACT, AT A DISTANCE OF 312.01 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE (LEFT - 0.70), AND CONTINUING IN ALL 331.45 FEET, TO A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, AND BEING ON THE APPARENT EAST LINE OF TRAILWOOD DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 01 DEGREES 03 MINUTES 46 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 1.987 ACRE TRACT, A DISTANCE OF 503.97 FEET, TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID TRAILWOOD ESTATES;

THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID TRAILWOOD ESTATES, A DISTANCE OF 324.45 FEET, TO A 1/2" IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING AN ELL CORNER IN THE UPPER SOUTH LINE OF SAID LOT 2-8;

THENCE SOUTH 00 DEGREES 27 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE LOWER WEST LINE OF SAID LOT 2-8, A DISTANCE OF 24.04 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.987 ACRES OR 86,562 SQUARE FEET OF LAND, MORE OR LESS.

NOW HEREBY KNOWN ALL MEN BY THESE PRESENTS:

THAT, GENARO VARELA, OWNER OF THE HEREIN DESCRIBED TRACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREABOVE DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, VALERA 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 PUBLICS USE UNLESS OTHERWISE NOTED.

GENARO VARELA

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

MINOR PLAT OF
LOTS 1 & 2, BLOCK 1
VALERA ADDITION
BEING 1.987 ACRES OF LAND SITUATED IN THE GEORGE WRIGHT
SURVEY, ABSTRACT NUMBER 916, CITY OF JOSHUA, JOHNSON
COUNTY, TEXAS.
PREPARED: JULY, 2022



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR INSTRUMENT #

DRAWER, SLIDE

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

APPROVED:

CITY MANAGER DATE

ATTEST:

CITY SECRETARY DATE

OWNER
GENARO VARELA
1116 TRAILWOOD
JOSHUA, TX 76058

LEGEND

DRUCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLACT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CCH = COUNTY CLERK'S INSTRUMENT NUMBER
RR = IRON ROD FOUND
CRS = 5/8" CAPTAIN IRON ROD SET STAMPED LONESTAR RPLS 6882

CITY CASE NO. MP2022-XX

PROJECT NUMBER: 220436 DATE: JUL 7, 2022
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

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 JULY, 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

SURVEYOR'S CERTIFICATION

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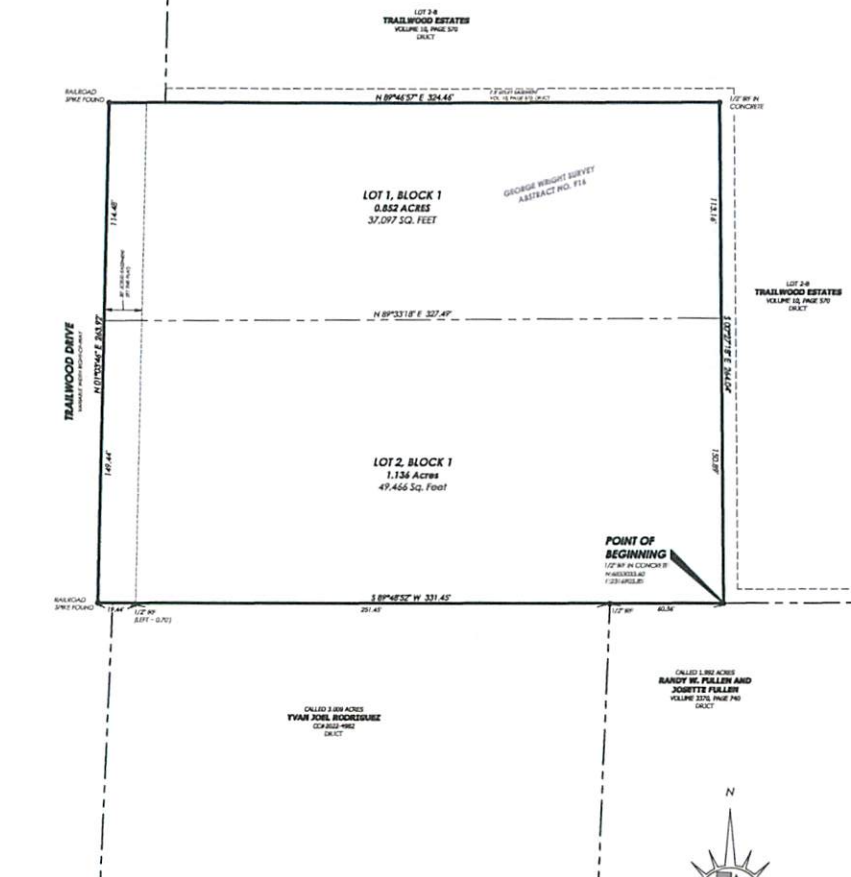
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