



FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR _____.

DRAWER _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

SURVEYOR'S CERTIFICATION

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 ____TH 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

PROJECT NUMBER: 220432 DATE: JULY 6, 2022
REVISED DATE:
REVISION NOTES:

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 _____, 2022.

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 _____, 2022.

CITY SECRETARY _____

APPROVED:

CHAIRMAN
PLANNING & ZONING COMMISSION DATE

ATTEST:

CITY SECRETARY DATE

OWNER
BILLY AND BRIANNE TOWNSEND
3323 APPLE COURT
CLEBURNE, TX 76031

CITY CASE NO. RP-2022-04

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, OWNERS OF A 0.1876 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1 AND 2, BLOCK 3, CROWDER ACREAGE ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 373, PAGE 645, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.182 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-20573 AND ALL OF A CALLED 0.0168 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-XXXX, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 0.182 ACRE TRACT, BEING ON THE EAST LINE OF SAID LOT 2, SAME BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A CALLED 0.295 ACRE TRACT OF LAND DESCRIBED BY DEED TO J.C. PACE, LTD., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2010-8851, DEED RECORDS, JOHNSON COUNTY, TEXAS BEARS FOR REFERENCE NORTH 01 DEGREES 45 MINUTES 52 SECONDS WEST, A DISTANCE OF 4.93 FEET;

THENCE SOUTH 01 DEGREES 45 MINUTES 53 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 49.94 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, AND CONTINUING IN ALL 55.97 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 1" IRON PIPE FOUND BEARS NORTH 52 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.15 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID LOT 1, AT A DISTANCE OF 144.83 FEET, PASSING A 60-D NAIL FOUND FOR REFERENCE AND CONTINUING IN ALL 145.68 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, CONTINUING OVER AND ACROSS SAID LOT 1 AND ALONG THE WEST LINE OF SAID LOT 2, BEING COMMON WITH THE EAST LINE OF LOT 7, BLOCK 3, SAID CROWDER ACREAGE ADDITION, AT A DISTANCE OF 4.01 FEET, PASSING THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 7, FROM WHICH A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, A DISTANCE OF 144.39 FEET, AND CONTINUING IN ALL 56.93 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.295 ACRE TRACT BEARS NORTH 04 DEGREES 32 MINUTES 05 SECONDS EAST, A DISTANCE OF 2.55 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 0.182 ACRE TRACT, A DISTANCE OF 144.01 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.1876 ACRES OR 8,174 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 2R BLOCK 3, CROWDER ACREAGE 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 PUBLIC'S USE UNLESS OTHERWISE NOTED.

BILLY HUGH TOWNSEND

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

BRIANNE ALICE TOWNSEND

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

