

I hereby certify that the above and foregoing plat of Lot 1R, Block 1, Bandy Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the ______ day of ________, 2022.

"This shall be invalid unless the approved plat for such addition is recorded in the office of the County clerk of Johnson County, Texas, within two (2) years from said dates of final approval. Said addition shall be subject to all requirements of the subdivision regulations of the City of Joshua.

Pecan Village MHp

Flood Statement

General Notes d Areas, date in Zone chance

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RP2022-05

Vicinity Map

Grayson Ct

tion of any lot within this addition by metes and bounds state law and City ordinance and is subject to fines utility services and building permits".

Surveyor:
Donnie Tucker
Burleson, Texas 76028
Cell: (817)-239-9347
tucker@txsurveyors.com

OWNER:
Rumfield Properties Inc.
P.O. Box 1687
Burleson, Texas 76097
Phone: (817)-228-7510
robbie@rumfields.com

THIS PLAT RECORDED

1.92 acres replat of Lots 5 and 6, Lot 5R, Block **Bandy Addition** RePlat

City of Joshua, Johnson County, Texas M. Thomason **Bandy Addition** Survey, Abstract No.827

Owners Certificate

Whereas Rumfield Properties Inc. is the owner of a tract or parcel of land situated in the E. M. Thomason Survey, Abstract No.827, City of Joshua, Johnson County, Texas, being part of a tract conveyed to Rumfield Properties Inc. by deed recorded under County Clerks File No.2022-05948, Deed Records, Johnson County, Texas, and all of Lot 5 and Lot 6, Blook 2, Bandy Addition, an addition to the City of Joshua according to the plat recorded in Volume 442, Page 641, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the west line of North Main Street and the northeast corner of Rumfield Main Place, an addition to the City of Joshua according to the plat recorded in Volume 11, Page 245, Plat Records, Johnson County, Texas, being the southeast corner of said Lot 6;

Thence North 87°5455" West with the common line of said Rumfield Main Place and said Bandy Addition a distance of 164.50 feet to a 1/2" iron rod found for corner in the south line of West James Street, being the northwest corner of said Lot 5;

Thence South 87°5455" East with the south line of West James Street, being the northwest corner of said Lot 5;

Thence South 87°5456" East with the west line of said West James Street, being the northwest corner of said Lot 5;

Thence South 106°0576" West with the west line of said North Main Street, being the northcast corner of said Lot 6;

Thence South 00°38′05" West with the west line of said North Main Street a distance of 170.55 feet to a 1/2" iron rod set for corner in the west line of said North Main Street, being the northcast corner of said Lot 6;

Thence South 00°38′05" West with the west line of said North Main Street a distance of 103.64 feet to the POINT OF BEGINNING and containing 0.58 acres of land, more or less, as surveyed on the ground in June, 2022 by Texas Surveyors.

Now Therefore, Know All Men By These Presents:

We Rumfield Properties Inc. the undersigned owners of the land shown on this plat, and designated herein as the Lot 5R, Block 1, Bandy Addition, an addition to the City of Joshua, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Rumfield Main Place 3 subdivision have been notified and signed this plat.

We further ackowledge that the dedication and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city.

Rumfield Properties Inc. Robbie Rumfield-President Rumfield Properties Inc. Dusty Rumfield-Vice President

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dusty Rumfield, 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 and in the capacity therein stated. Given under my hand and seal of office, this the ____day of ______, 2022.

BEFORE ME, the unders
day personally appears
subscribed to the fore
for the purposes and c yned, a Notary Public in and for the said County and State, on this Robbie Rumfield, known to me to be the person whose name is oing instrument, and acknowledged to me that he executed the same insideration therein expressed and in the capacity therein stated. seal of office, this the _____day of ______, 2022.

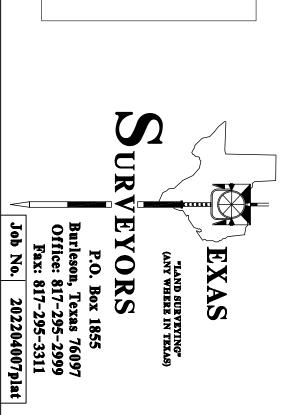
SURVEYOR'S CERTIFICATE

hereby declare that this true and accurate plat made from a survey under in pervision, in March, 2017, correctly shows the relation of the property lines and covered by this survey, and that there are no protrusions or overlaps indicated hereon, except as shown, noted on the survey. This survey is subject to any easements not visible on the groun here.

RPLS NO. 5144

State of Texas
County of Johnson

BEFORE ME, the undersigned this day personally appeare name is subscribed to the futhe same for the purposes a Notary Public under my hand lersigned, a Notary Public in and for the said County and State, on appeared Donnie L. Tucker, known to me to be the person whose to the foregoing instrument, and acknowledged to me that he executed poses and considerations therein expressed and in the capacity therein stated.



Block 2