

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

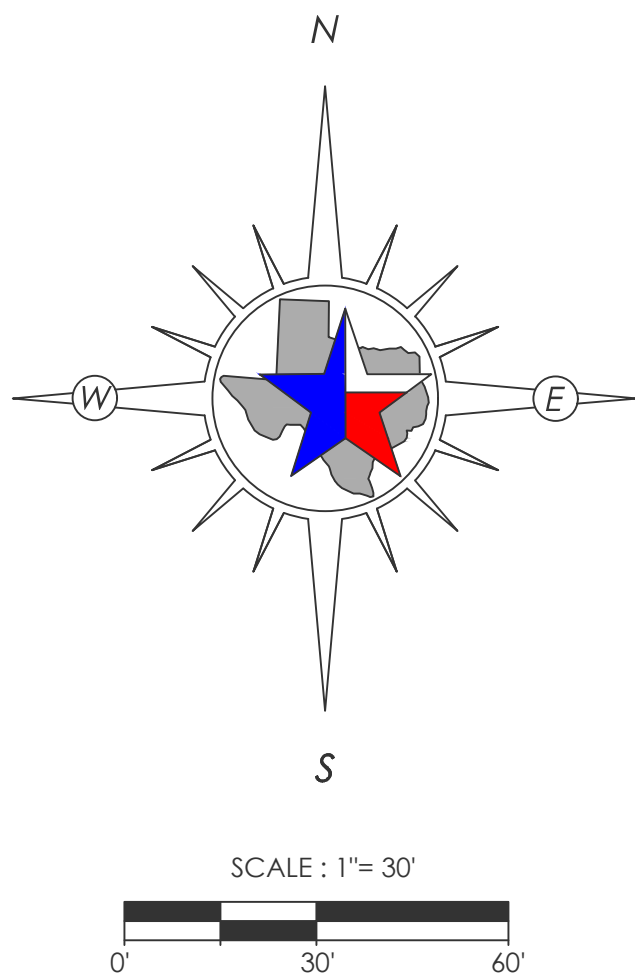
THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH 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



OWNER
GENARO VARELA
116 TRAILWOOD DR
JOSHUA, TX 76058
VARELA.GENARO65@GMAIL.COM
817-239-1472

LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

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, DRJCT.
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, 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.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **VARELA** 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

APPROVED:

CHAIRMAN
PLANNING & ZONING COMMISSION
DATE
ATTEST:

CITY SECRETARY
DATE

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR ____, INSTRUMENT # ____,

DRAWER ____, SLIDE ____

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

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 SOUTHEAST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2-B, 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. FULLEN AND JOSETTE FULLEN, 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 YVAN 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 IN THE APPROXIMATE CENTERLINE OF TRAILWOOD DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 01 DEGREES 03 MINUTES 46 SECONDS EAST, DEPARTING SAID COMMON LINE, ALONG THE WEST LINE OF SAID CALLED 1.987 ACRE TRACT, AND ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 263.92 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 324.46 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-B;

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-B, A DISTANCE OF 264.04 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.987 ACRES OR 86,562 SQUARE FEET OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF JOHNSON

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOTS 1 AND 2, BLOCK 1, VARELA ADDITION**, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE **VARELA** ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND / OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED.

OWNER FOR _____

THERE ARE NO LIENS AGAINST THE PROPERTY.

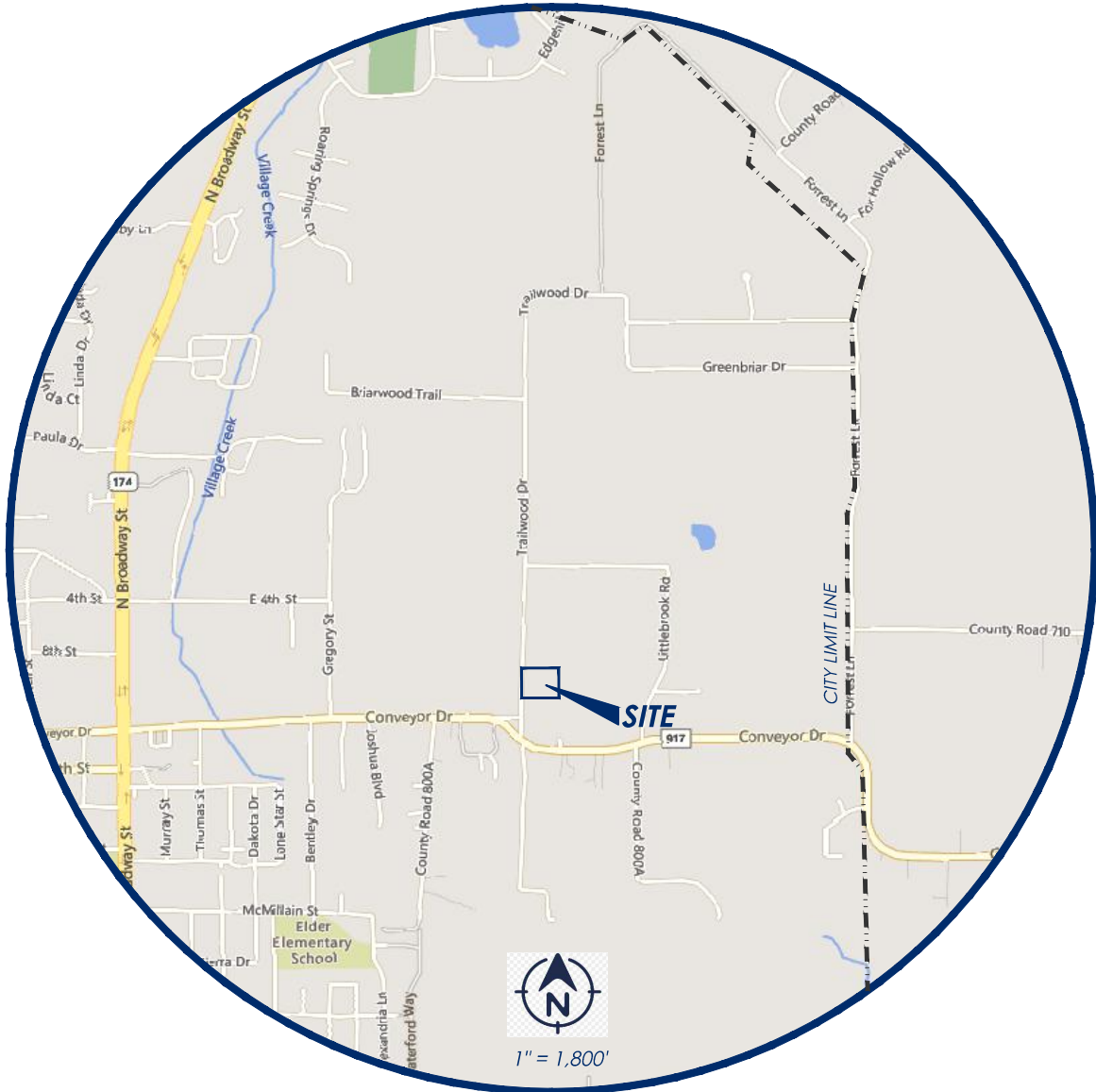
STATE OF TEXAS
COUNTY OF JOHNSON

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 PURPOSE AND CONSIDERATION THEREIN STATED.

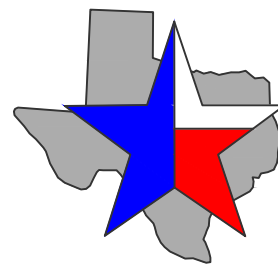
GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



FINAL PLAT
OF
LOTS 1 & 2, BLOCK 1
VARELA 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
2 RESIDENTIAL LOTS



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