



MARGIE PHILLIPS
1.0 ACRE
INSTRUMENT NO. 2019-1074
J.C.D.P.R.

KEVIN GARRETT HUCKABY
2.00 ACRES
INSTRUMENT NO. 2023-18989
J.C.D.P.R.

DEANNE HORTON &
DOUGLAS WAYNE HUCKABY
3.442 ACRES
INSTRUMENT NO. 2012-23706
J.C.D.P.R.

LAND DESCRIPTION

Of a certain 0.949 acre tract of land out of the Thomas W. Baird Survey, Abstract No. 40, Johnson County, Texas, being part of a certain 1.0 acre tract deeded to Justin R. Huckaby in Instrument No. 2025-35531 of the Official Public Records of Johnson County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (TRANSGLOBAL SERVICES) at the northeast corner of Lot 2, Block 1 of Black Oak Addition, an addition to the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Instrument No. 2022-87 of the Plat Records of Johnson County, Texas, and in the west line of said 1.0 acre tract, for the northwest and beginning corner of this tract, from which a found 5/8" iron rod at the northwest corner of said 1.0 acre tract and in the south line of Ranch Road bears N. 00 deg. 25 min. 07 sec. E. 14.70 feet and a found 1/2" iron rod with cap (TRANSGLOBAL SERVICES) at the northwest corner of Lot 1, Block 1 of said Black Oak Addition bears S. 89 deg. 38 min. 09 sec. W. 175.02 feet.

Thence N. 89 deg. 38 min. 09 sec. E. 175.25 feet to a set 1/2" iron rod with cap (HAHN RPLS 7030) in the east line of said 1.0 acre tract, for the northeast corner of this tract, from which the northeast corner of said 1.0 acre tract bears N. 00 deg. 18 min. 51 sec. E. 13.25 feet.

Thence S. 00 deg. 18 min. 51 sec. W. at 4.89 feet pass a found 1/2" iron rod with cap (RPLS 5614) at the northwest corner of Lot 1R-1, Block 1 of Baxter Addition, an addition to the Extra-Territorial Jurisdiction of the City of Joshua according to the plat thereof recorded in Volume 11, Page 394 of said Plat Records, continuing in all 236.48 feet to a 3"x4" wood post in the west line of said Lot 1R-1 and at the northeast corner of Lot 2, Block 1 of Menzel Addition, an addition to Johnson County, Texas, according to the plat thereof recorded in Instrument No. 2024-152 of said Plat Records, for the southeast corner of this and said 1.0 acre tract.

Thence with the north line of said Lot 2, Block 1 of Menzel addition, N. 89 deg. 48 min. 05 sec. W. 175.66 feet to a set 1/2" iron rod with cap (HAHN RPLS 7030), for the southwest corner of this and said 1.0 acre tract, from which a found 1/2" iron rod at the northerly northwest corner of said Lot 2, Block 1, Menzel addition bears N. 89 deg. 48 min. 05 sec. W. 564.05 feet.

Thence with the west line of said 1.0 acre tract, N. 00 deg. 25 min. 07 sec. E. 234.76 feet to the place of beginning.

STATE OF TEXAS
COUNTY OF JOHNSON

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as Lot 1, Block 1 of Huckaby addition to the Extra-Territorial Jurisdiction of 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 Huckaby addition have been notified and signed this plat.

Given upon my hand and seal of office this ____ day of _____, 2026.

BY: _____
Justin R. Huckaby

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared Justin Randall Huckaby, 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 _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR CERTIFICATE

The plat shall contain the following certification by a surveyor to the effect that the plan represents a survey made by him, and that all the necessary survey monuments are correctly shown thereon:
This is to certify that I, Cody Hahn, 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.

FILING BLOCK

Plat Recorded in

Instrument No. _____, Year _____

Drawer _____ Slide _____

Date

County Clerk, Johnson County, Texas

Deputy Clerk

Cody Hahn, R.P.L.S. No. 7030
J025052 FN25042

CASE NUMBER FP25-07

APPROVED

Chairman
Planning & Zoning Commission

Date

ATTEST:

City Secretary, City of Joshua

Date

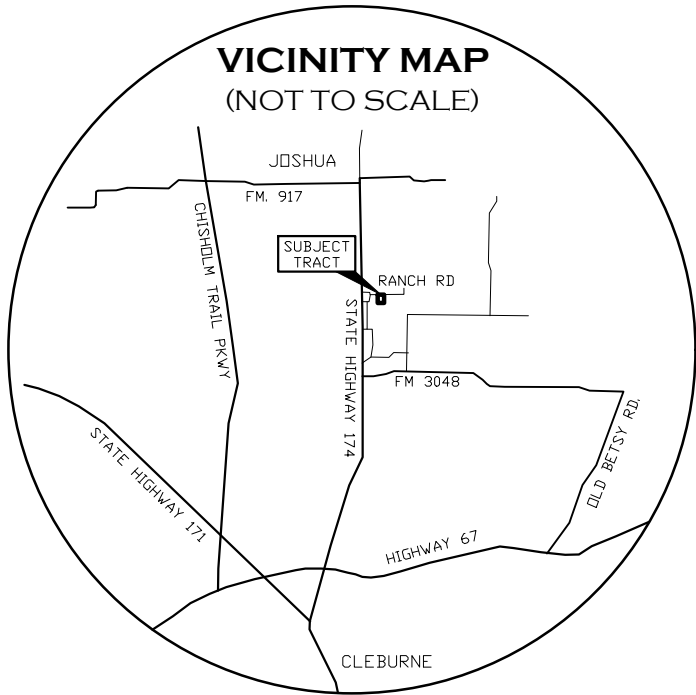
APPROVED

I hereby certify that the above and foregoing plat of Lot 1, Block 1 of Huckaby Addition to the Extra-Territorial Jurisdiction of the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the ____ day of _____, 2026.
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 _____, 2026.

City Secretary, City of Joshua

THOMAS W. BAIRD SURVEY
ABSTRACT NO. 40

LOT 1R-1
BLOCK 1
BAXTER ADDITION
(VOL. 11, PG. 394, PLAT RECORDS)



SURVEYOR NOTES:

Basis of bearing is State Plane Grid, Texas North Central Zone, 4202 (NAD83).

The distances shown are horizontal ground distances.

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.

The easement to Johnson County Special Utility District, as recorded in (Instrument No. 2015-10910 and Vol. 542, Pg. 385), contains a description of a tract of land that may include the subject property. This survey can not accurately define the location of the easement described therein.

According to the Fema Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 4825IC0170K, effective date September 21, 2023, this property is located in zone "X". (Areas determined to be outside the 500-year flood plain).

The referenced FEMA flood insurance rate 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 surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

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 three feet(3') above the 100-year flood elevation.

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.

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.

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.

There are no liens on this property.

Waiver of Claims for Damages. The final plat shall contain a waiver of 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.

On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

Inspections and/or acceptance of a private sewage facility by Development Services shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

FINAL PLAT

LOT 1, BLOCK 1
HUCKABY ADDITION
AN ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF JOSHUA
1 RESIDENTIAL LOT
12/16/2025

BEING A 0.949 ACRE TRACT OF LAND OUT OF THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS

OWNER

JUSTIN RANDALL HUCKABY
226 RANCH RD.
JOSHUA, TEXAS 76058
JRHUCKABY22@GMAIL.COM
817-600-3376

SURVEYOR

CODY HAHN
HAHN SURVEYING, LLC
FIRM# 10194972
PO BOX 27
STEPHENVILLE, TX 76401
254-396-9568