

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. WATER PROVIDER:
JOHNSON COUNTY SPECIAL UTILITY DISTRICT -(817) 760-5200
JCSUD HAS 1 EASEMENT ACROSS THE PROPERTY: CC#2013-15013
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
9. THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE 3 LOTS INTO 2 LOTS FOR RESIDENTIAL DEVELOPMENT.
10. THERE ARE NO LIENS AGAINST THE PROPERTY.
11. 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 ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.

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.

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF JOHNSON**

WHEREAS ADAGE INVESTMENTS LLC., IS THE SOLE OWNER OF A 0.238 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 1 THRU 3, BLOCK 16, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE NORTHEAST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 8TH STREET, AN 80' RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY LINE OF SANTA FE STREET, A 50' RIGHT-OF-WAY;

THENCE SOUTH 02 DEGREES 25 MINUTES 05 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 30.03 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 1, AT A DISTANCE OF 60.03 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 2, AND CONTINUING IN ALL 90.01 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING THE NORTHEAST CORNER OF LOT 4, SAID BLOCK 16, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID BLOCK 16 BEARS SOUTH 02 DEGREES 13 MINUTES 32 SECONDS EAST, A DISTANCE OF 210.10 FEET;

THENCE SOUTH 87 DEGREES 40 MINUTES 13 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 3, BEING COMMON WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 115.08 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHWEST CORNER OF SAID LOT 3, SAME BEING THE NORTHWEST CORNER OF SAID LOT 4, AND BEING ON THE EAST LINE OF A 20' ALLEY ADJACENT TO SAID BLOCK 16, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHWEST CORNER OF SAID BLOCK 16 BEARS FOR REFERENCE SOUTH 02 DEGREES 17 MINUTES 04 SECONDS EAST, A DISTANCE OF 209.90 FEET;

THENCE NORTH 02 DEGREES 22 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID 20' ALLEY, AT A DISTANCE OF 30.17 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE NORTHWEST CORNER OF SAID LOT 3, AT A DISTANCE OF 60.08 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE NORTHWEST CORNER OF SAID LOT 2, AND CONTINUING IN ALL 90.13 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE NORTHWEST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 8TH STREET;

THENCE NORTH 87 DEGREES 43 MINUTES 38 SECONDS EAST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 115.00 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.238 ACRES OR 10,361 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, ADAGE INVESTMENTS LLC, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOTS 1R AND 2R, BLOCK 16, ORIGINAL TOWN OF JOSHUA**, 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.

THERE ARE NO LIENS AGAINST THE PROPERTY.

ADAGE INVESTMENTS LLC
NAME:
TITLE:

DATE: / /

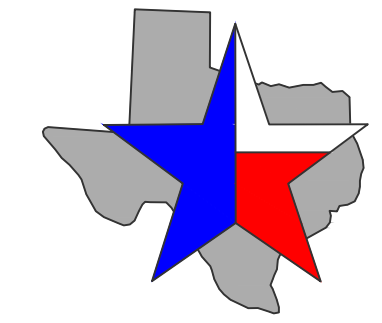
STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 _____, 2024.

NOTARY PUBLIC

REPLAT
LOT 1R AND 2R, BLOCK 16
ORIGINAL TOWN OF JOSHUA
BEING A 0.238 ACRES OF LAND SITUATED IN THE W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 1, 2, AND 3, BLOCK 16, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS
PREPARED: SEPTEMBER, 2024
2 RESIDENTIAL LOTS



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



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 ____ DAY OF _____, 2024.

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

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN OF JOSHUA TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE ____ DAY OF _____, 2024.
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 _____, 2024.

CITY SECRETARY, CITY OF JOSHUA
APPROVED:
CHAIRMAN
PLANNING & ZONING COMMISSION
ATTEST:
CITY SECRETARY, CITY OF JOSHUA
CITY CASE NO. RP24-05

FILING BLOCK
PLAT RECORDED IN INSTRUMENT # _____, YEAR _____
DRAWER _____, SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

OWNER
ADAGE INVESTMENTS LLC
1300 CLAIBORNE LANE
ALEDO, TX 76008
scottatwood@axiom-engineering.com
817-994-5420
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"