



April 19, 2023

Location: Wagon Wheel Estates  
Lot 28R  
Wagon Wheel Rd, Joshua

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

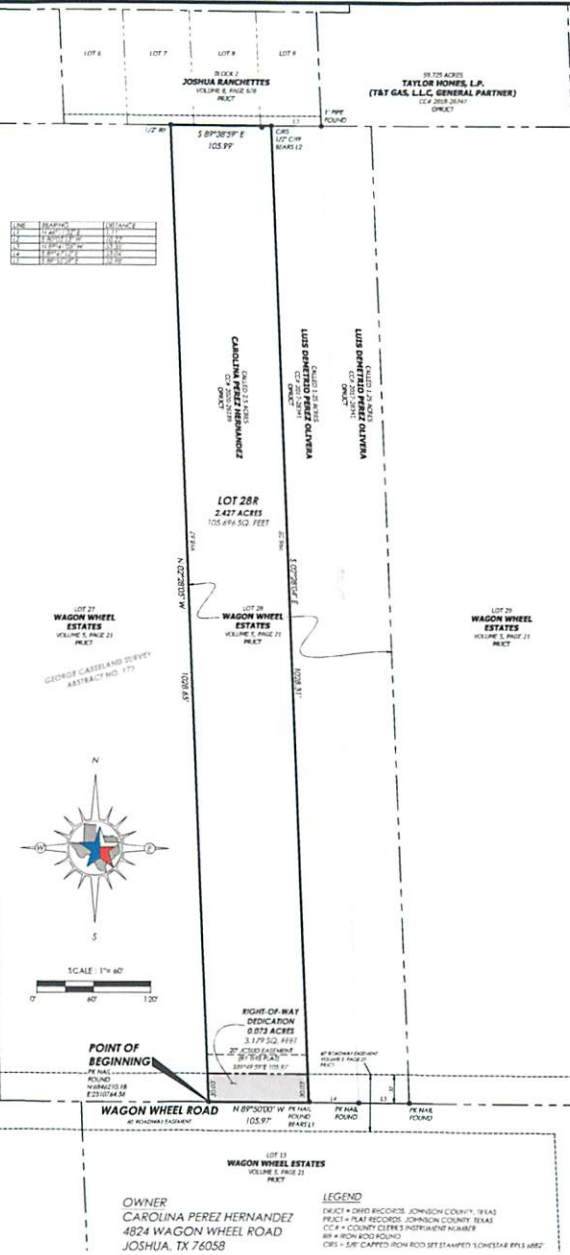
This letter **does not** verify approval on the utility plans for this development. **However**, the developer will need to follow the development process and will be required to install the infrastructure to service this subdivision. Capacity cannot be determined until the process has been followed.

A replat was submitted for review to the District. The easements have been properly noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson  
Easement Analyst  
kwilson@jcsud.com  
(817) 760-5204

Enclosure: Submitted Plat for Approval



**OWNER'S CERTIFICATE**  
**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

WHEREAS CAROLINA PEREZ HERNANDEZ, OWNER OF A 2.499 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NUMBER 173, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 28, WAGON WHEEL ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.5 ACRE TRACT OF LAND DESCRIBED BY DHD 10 CAROLINA PEREZ HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-24-09, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A P.N.M. FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.5 ACRE TRACT SAME BEING THE SOUTHWEST CORNER OF LOT 27, SAID WAGON WHEEL ESTATES AND BEING IN THE APPROXIMATE CENTERLINE OF WAGON WHEEL ROAD, A 40' ROAD EASEMENT;

**THENCE** NORTH 02 DEGREES 28 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 28, BEING COMMON WITH THE EAST LINE SAID LOT 27, A DISTANCE OF 108.63 FEET, TO A 1/2\"

**THENCE** SOUTH 89 DEGREES 59 SECONDS EAST DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 28, BEING COMMON WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 105.99 FEET, TO A 5/8\"

**THENCE** SOUTH 02 DEGREES 28 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID CALLED 1.25 ACRE TRACT, A DISTANCE OF 108.63 FEET TO A P.N.M. FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.25 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF SAID WAGON WHEEL ROAD, FROM WHICH A P.N.M. FOUND BEARS SOUTH 89 DEGREES 59 SECONDS EAST, A DISTANCE OF 53.04 FEET;

**THENCE** NORTH 89 DEGREES 59 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LOT 28 AND WITH SAID CENTERLINE, A DISTANCE OF 105.97 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.499 ACRES OF 108.63 SQUARE FEET OF LAND, MORE OR LESS.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

THAT, CAROLINA PEREZ HERNANDEZ, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DUTY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS **LOT 28R WAGON WHEEL ESTATES**, 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.

CAROLINA PEREZ HERNANDEZ

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 CAROLINA PEREZ HERNANDEZ, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC

**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 \_\_\_\_\_, 2023.

**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 WAGON WHEEL ESTATES TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF JOSHUA, TEXAS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

CITY SECRETARY

APPROVED:

CHAIRMAN

PLANNING & ZONING COMMISSION

ATTEST:

CITY SECRETARY

DATE

DATE

**FLING BLOCK**

PLAT RECORDED IN INSTRUMENT # \_\_\_\_ YEAR \_\_\_\_

DRAWER \_\_\_\_ SLIDE \_\_\_\_

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY



**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 4031010101 DATED AUGUST 4, 2012, THE PROPERTY LIES WITHIN FIRM 1% WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THE 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 AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**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, WALLS, 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  
JCUSD HAS 1 EASEMENT ACROSS THE PROPERTY - VOLUME 528, PAGE 497, DRJCT
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
9. THE SOLE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 28 INTO AN ADDITIONAL RESIDENTIAL LOT.

**REPLAT**  
**LOT 28R**

**WAGON WHEEL ESTATES**  
BEING 2.499 ACRES OF LAND SITUATED IN THE GEORGE CASSELLAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
PREPARED: APRIL, 2023  
1 RESIDENTIAL LOT



**- LONESTAR -**  
**LAND SURVEYING, LLC**  
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM