LOT 9 LOT 7 LOT 8 BLOCK 2 JOSHUA RANCHETTES TAYLOR HOMES, L.P. VOLUME 8, PAGE 628 (T&T GAS, L.L.C, GENERAL PARTNER) CC# 2018-26747 ------**FOUND** S 89°38'59" E NAD83 (GRID) 1/2" CIRF 105.99' N:6847237.88 BEARS L2 E: 2310720.2 **LOT 28R** 2.427 ACRES 105,696 SQ. FEET **WAGON WHEEL WAGON WHEEL WAGON WHEEL** ESTATES **ESTATES ESTATES** VOLUME 5, PAGE 21 VOLUME 5, PAGE 21 VOLUME 5, PAGE 21 SCALE: 1"= 60' RIGHT-OF-WAY **DEDICATION** 0.073 ACRES 3,179 SQ. FEET **POINT OF** ' JCSUD EASEMENT **BEGINNING** S89°49'59"E 105.97' _----N:6846210.18 E:2310764.56 WAGON WHEEL ROAD N 89°50'00" W PK NAIL FOUND **FOUND** 105.97' BEARS I **WAGON WHEEL ESTATES** OWNER DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS CAROLINA PEREZ HERNANDEZ PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS CC# = COUNTY CLERK'S INSTRUMENT NUMBER 4824 WAGON WHEEL ROAD IRF = IRON ROD FOUND CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882" JOSHUA, TX 76058 PROJECT NUMBER: 220181 DATE: MAY 10, 2023

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 CASSELAND 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 DEED TO CAROLINA PEREZ HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-26189, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 27, SAID WAGON WHEEL ESTATES, AND BEING IN THE APPROXIMATE CENTERLINE OF WAGON WHEEL ROAD, A 60' 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 1028.65 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 28, SAME BEING THE NORTHEAST CORNER OF SAID LOT 27, AND BEING ON THE SOUTH LINE OF LOT 7, BLOCK 2, JOSHUA RANCHETTES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 628, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 38 MINUTES 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" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.25 ACRE TRACT OF LAND DESCRIBED BY DEED TO LUIS DEMETRIO PEREZ OLIVERA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-28341, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS SOUTH 80 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.22 FEET, AND FROM WHICH A 1" PIPE FOUND BEARS FOR REFERENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.35 FEET;

THENCE SOUTH 02 DEGREES 28 MINUTES 04 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 2.5 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 1.25 ACRE TRACT, A DISTANCE OF 1028.31 FEET, TO A PK NAIL FOUND AT THE SOUTHEAST 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 PK NAIL FOUND BEARS SOUTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 53.04 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 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 OR 108,875 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 DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE 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

STATE OF TEXAS COUNTY OF

DATE _____/_____.

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 THE _____ 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 COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF ____

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

CITY SECRETARY

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0190J, DATED AUGUST 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 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, 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 - VOLUME 528, PAGE 497, DRJCT

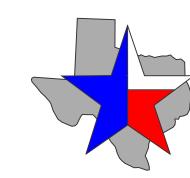
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY

P. THE SOLE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 28 INTO AN ADDITIONAL RESIDENTIAL LOT.

> REPLAT **LOT 28R** WAGON WHEEL ESTATES

(M)

BEING 2.499ACRES OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS PREPARED: MAY, 2023 1 RESIDENTIAL LOT



FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR _____,

DRAWER _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707 3521 SW WILSHIRE BLVD.,

JOSHUA, TX 76058 817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

CITY CASE NO. RP-23-04

SHEET 1 OF 1

REVISED DATE:

REVISION NOTES: