

GENERAL NOTES

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

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

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# 2016-4559, OPRJCT

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

THE SOLE PURPOSE OF THIS REPLAT IS TO PLAT 0.156 ACRES FOR COMMERCIAL 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.

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 ____

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 RUMFIELD PROPERTIES, INC. P.O. BOX 1687 BURLESON, TX 76097

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"

OWNER'S CERTIFICATE

STATE OF TEXAS **COUNTY OF JOHNSON**

WHEREAS RUMFIELD PROPERTIES, INC., OWNER OF A 0.156 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.156 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-6234, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 AND 4, BLOCK 10, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.278 ACRE TRACT OF LAND DESCRIBED BY DEED TO DFW SENIOR CARE SERVICES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-35909, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 100' RIGHT-OF-WAY, FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE SOUTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 350.83 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.156 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.278 ACRE TRACT, A DISTANCE OF 114.46 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.278 ACRE TRACT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF AVENUE C, A 50' RIGHT-OF-WAY;

THENCE NORTH 02 DEGREES 52 MINUTES 31 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID AVENUE C, A DISTANCE OF 59.19 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO HARRISON HOLLINGSWORTH, JR., AND JEMA HOLLINGSWORTH, RECORDED IN VOLUME 3144, PAGE 452, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "DUMAS" BEARS FOR REFERENCE NORTH 84 DEGREES 47 MINUTES 55 SECONDS WEST, A DISTANCE OF 457.63 FEET;

THENCE NORTH 87 DEGREES 24 MINUTES 49 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 0.156 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID HOLLINGSWORTH TRACT, A DISTANCE OF 114.49 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID HOLLINGSWORTH TRACT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH MAIN

THENCE SOUTH 02 DEGREES 50 MINUTES 50 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 59.39 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.156 ACRES OR 6,787 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, RUMFIELD PROPERTIES, INC., BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 3R, BLOCK 10, 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.

RUMFIELD PROPERTIES, INC. NAME: ROBBIE RUMFIELD				
	DATE			

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBBIE RUMFIELD, 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 HA	ND AND SEAL (OF OFFICE THIS THE	DAY OF	, 2023

NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF _____

REPLAT LOT 3R, BLOCK 10

ORIGINAL TOWN OF JOSHUA

BEING A 0.156 ACRES OF LAND SITUATED IN THE W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 3 AND 4, BLOCK 10, 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: APRIL, 2023 1 COMMERCIAL LOT



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

JOSHUA, TX 76058 817-935-8701 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM