

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	CR 1023	MINOR COLLECTOR (60' ROW)	0.015
	CR 905A	MINOR COLLECTOR (60' ROW)	0.199

LOT 13
WEST BUFFALO CREEK ESTATES
VOLUME 8, PAGE 338
PRJCT

LINE	BEARING	DISTANCE
L1	S04°11'08"E	2.62'

POINT OF BEGINNING
5/8" IRF
N:6845275.94
E:2305065.13

LOT 1, BLOCK 1
1.148 ACRES
50,026 SQ. FEET
CALLED 1.363 ACRES
GILDARDO ALVARAEZ AND
LAURA V PEREZ DE ALVAREZ
CC# 2024-16377
DRJCT

DYER NUNER SURVEY
ABSTRACT NO. 643

RIGHT-OF-WAY DEDICATION
0.215 ACRES
9,359 SQ. FEET

THE LANA A. CORNELSEN REVOCABLE
MANAGEMENT TRUST, DATED THE 31ST DAY OF
MAY, 2019, LANA A. CORNELSEN, TRUSTEE
CC# 2022-12016
DRJCT

LOT 14
WEST BUFFALO CREEK ESTATES
VOLUME 8, PAGE 338
PRJCT

WEST BUFFALO TRAIL
60' RIGHT-OF-WAY

COUNTY ROAD 1023

MARSHALL G WESTFALL
VOLUME 3970, PAGE 49
DRJCT

ROBIN & EILEEN
HART ZIEMER
CC# 2018-6644
DRJCT

BR FLOWER LLC
CC# 2018-34695
DRJCT

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 _____, 2025.

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 _____, 2025.

CITY SECRETARY, CITY OF JOSHUA

APPROVED:

CHAIRMAN
PLANNING & ZONING COMMISSION

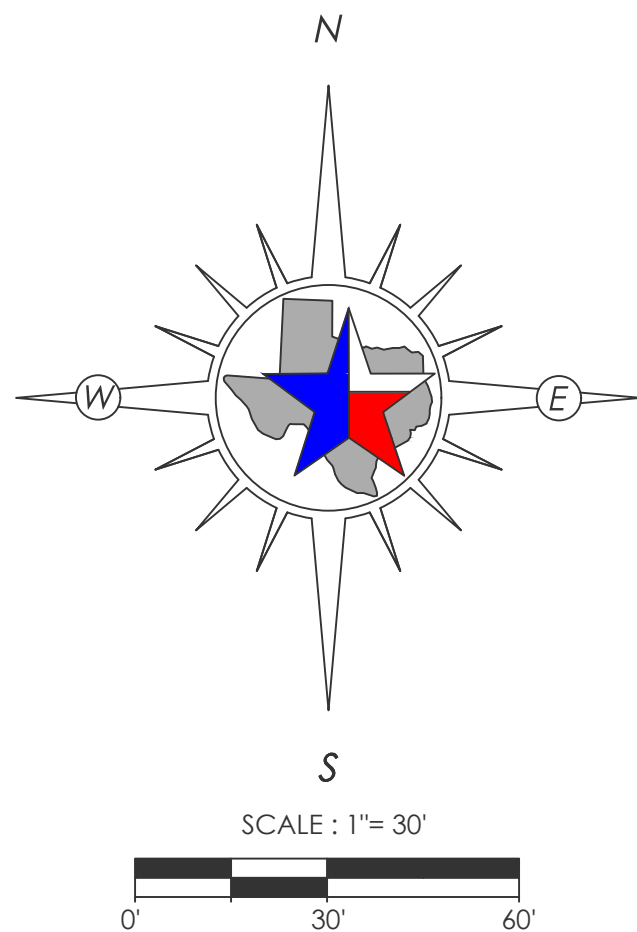
ATTEST:

CITY SECRETARY, CITY OF JOSHUA

CITY CASE NO. FP25-02

PROJECT NUMBER: 230357 DATE: MARCH 31, 2025
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1



FILING BLOCK

PLAT FILED ____ / ____ / ____
INSTRUMENT #: 2025 - ____
DRAWER ____ SLIDE ____
BY ____
JOHNSON COUNTY CLERK
BY ____
DEPUTY CLERK

OWNER(S)
GILDARDO AND LAURA ALVAREZ
609 CR 104
JOSHUA, TX 76058
maripini32940@gmail.com

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 GILDARDO ALVAREZ AND LAURA V PEREZ DE ALVAREZ, OWNER OF A 1.363 ACRE TRACT OF LAND SITUATED IN THE DYER NUNER SURVEY, ABSTRACT NUMBER 643, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.363 ACRE TRACT OF LAND DESCRIBED BY DEED TO GILDARDO ALVAREZ AND LAURA V PEREZ DE ALVAREZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-16377, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.363 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 13, WEST BUFFALO CREEK ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 338, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF WEST BUFFALO TRAIL, A 60' RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 21 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1.363 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 288.69 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED 'LONESTAR 6882' AT THE NORTHEAST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING ON THE APPARENT WEST LINE OF COUNTY ROAD 1023, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 13 BEARS NORTH 08 DEGREES 15 MINUTES 10 SECONDS WEST, A DISTANCE OF 163.96 FEET;

THENCE SOUTH 00 DEGREES 55 MINUTES 59 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 1.363 ACRE TRACT, AND WITH THE APPARENT WEST LINE OF SAID COUNTY ROAD 1023, A DISTANCE OF 205.36 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING AT THE INTERSECTION OF SAID WEST LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 905A, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, A DISTANCE OF 35.10 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 16 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID CALLED 1.363 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 290.46 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING AT THE INTERSECTION OF SAID CENTERLINE AND THE EAST RIGHT-OF-WAY LINE OF SAID WEST BUFFALO TRAIL;

THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, AT A DISTANCE OF 30.02 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 204.81 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.363 ACRES OR 59,386 SQUARE FEET OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF _____

I [WE] THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **MOISES DIAZ** ADDITION TO 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 **MOISES DIAZ** ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I [WE] FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND / OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED.

THERE ARE NO LIENS AGAINST THE PROPERTY.

GILDARDO ALVARAEZ

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

LAURA V PEREZ DE ALVAREZ

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

GENERAL NOTES

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.
- 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.
- THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
- 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.
- 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.
- WATER PROVIDER:
JOHNSON COUNTY SPECIAL UTILITY DISTRICT; (817) 760-5200
JCSUD HAS 3 EASEMENTS ACROSS THIS PROPERTY:
VOL. 994, PG. 462; VOL. 594, PG. 93; VOL. 716, PG. 685
- ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
- THE SOLE PURPOSE OF THIS PLAT IS TO DEVELOP 1.363 ACRES FOR A SINGLE RESIDENTIAL LOT.
- 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.

12. 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.

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

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, 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.

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.

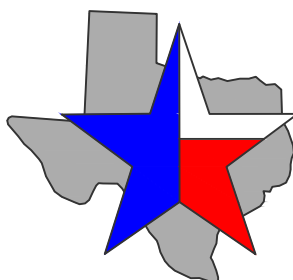
MARSHALL W. MILLER, SURVEYOR
TEXAS R.P.L.S. NO. 6882

DATE: _____

FINAL PLAT
LOT 1, BLOCK 1

MOISES DIAZ ADDITION

BEING 1.363 ACRES OF LAND SITUATED IN THE DYER
NUNER SURVEY, ABSTRACT NUMBER 643, CITY OF
JOSHUA, JOHNSON COUNTY, TEXAS.
PREPARED: MARCH, 2025
1 RESIDENTIAL LOT



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM