

Setbacks Per Zoning (R1 Single Family Residential District).

- Minimum Front Setback - 25 feet
- Minimum Side Setback - 5 feet from an interior lot and 15 feet from a side street.
- Minimum Rear Setback - 20 feet

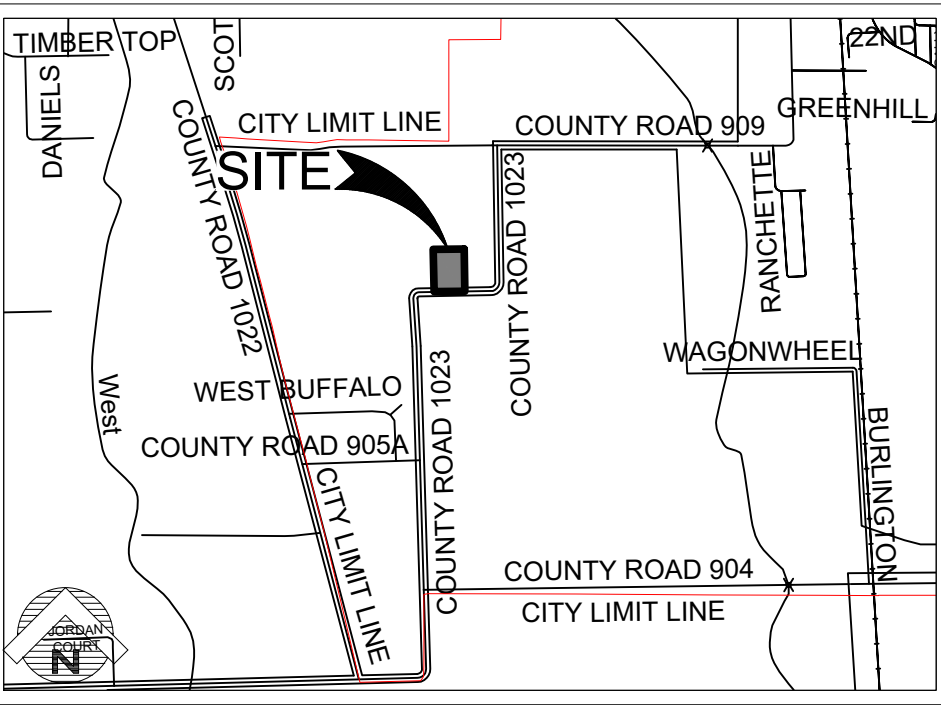
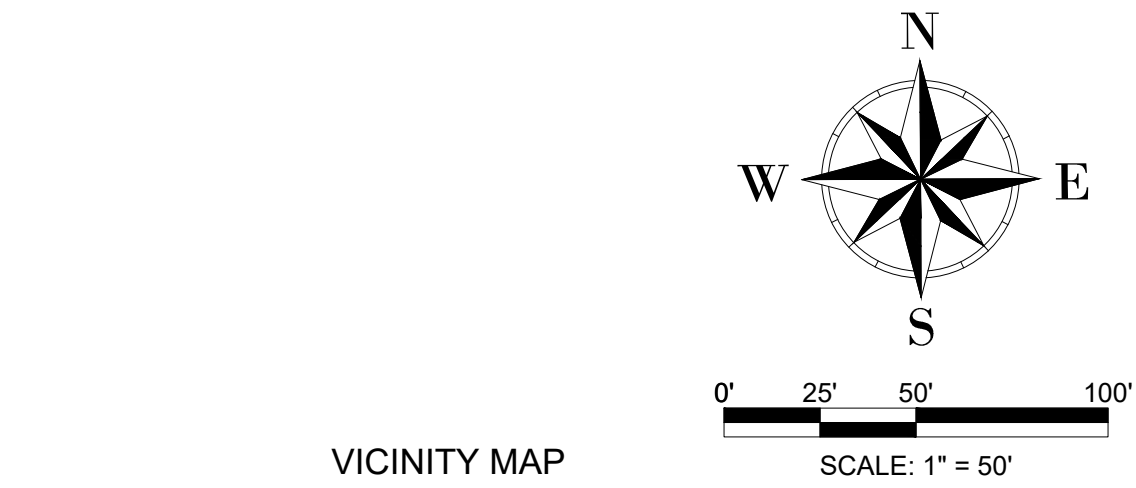
PLAT FILED \_\_\_\_\_, 2023.  
SLIDE \_\_, VOLUME \_\_, PAGE \_\_,  
JOHNSON COUNTY PLAT RECORDS  
BY: \_\_\_\_\_  
COUNTY CLERK

APPROVED:  
  
Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Planning & Zoning Commission  
Attest: \_\_\_\_\_  
City Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BLOCK  
I hereby certify that the above and foregoing plat of Roye Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua 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

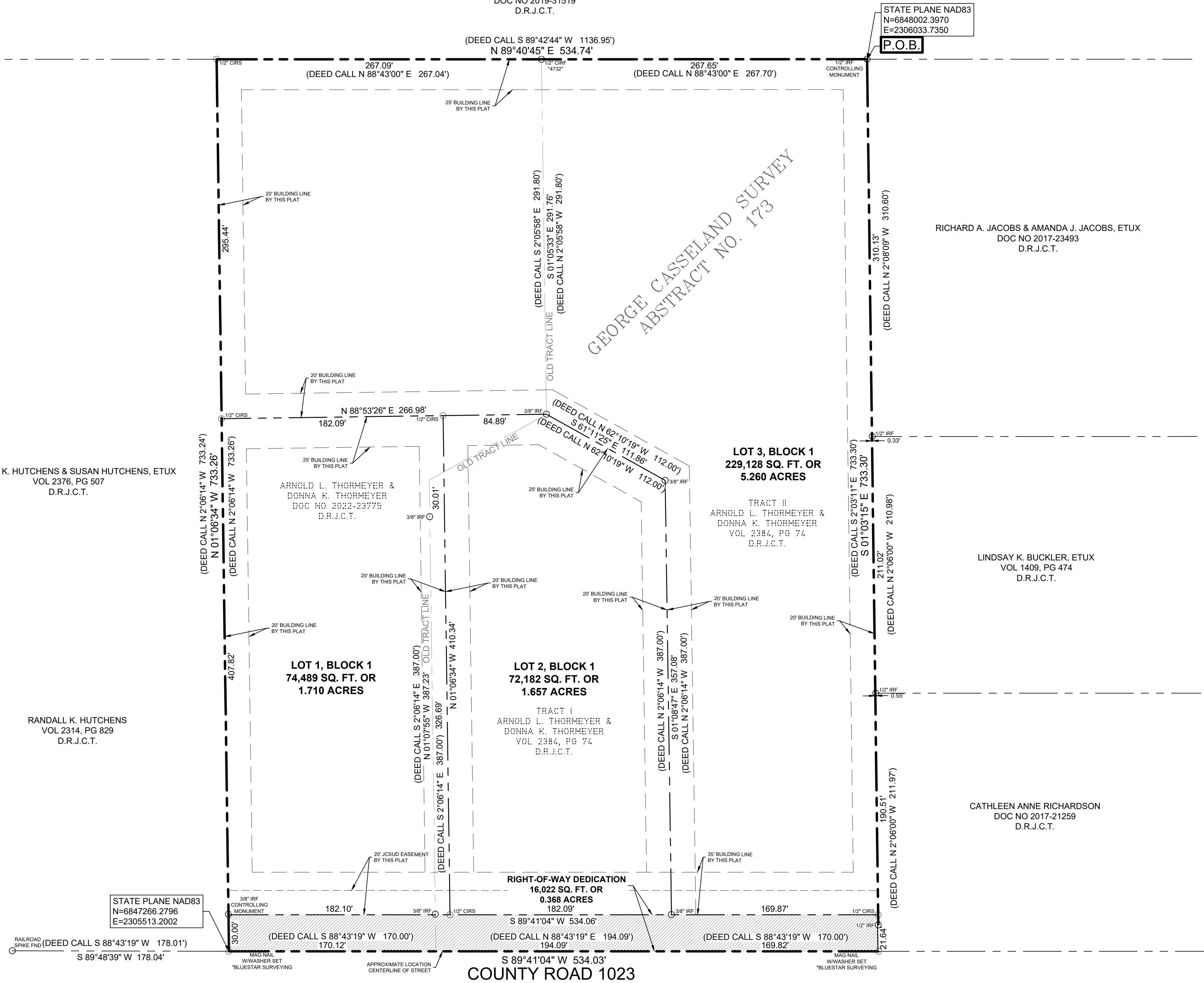
RANDALL K. HUTCHENS & SUSAN HUTCHENS, ETUX  
VOL 2376, PG 507  
D.R.J.C.T.

RANDALL K. HUTCHENS  
VOL 2314, PG 829  
D.R.J.C.T.



CASE NUMBER FP2022-11

TOPOGRAPHIC LAND SURVEYORS CO  
DOC NO 2019-31519  
D.R.J.C.T.



TEAGUE NALL & PERKINS INC  
DOC NO 2022-06075  
D.R.J.C.T.

#### SURVEYOR'S CERTIFICATE

This is to certify that I, Roy Rodriguez, 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.

RELEASED 10/14/2022 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

(print name), Surveyor  
Texas R.P.L.S. No. 5596  
Date: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
The State of Texas

My Commission expires: \_\_\_\_\_

NOTE:  
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.

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

"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.

EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 2018, PG. 289, VOLUME 531, PG. 459, VOLUME 994, PG. 453, CANNOT BE LOCATED, AND ARE BLANKET IN NATURE.

FLOOD STATEMENT  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0160J, EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

THE FLOODPLAIN DEPICTED HEREON WAS LOCATED BY SCALING METHODS UTILIZING A COPY OF FEMA FIRM PANEL, MAP NUMBER 48251C0160J, EFFECTIVE DATE OF DECEMBER 4, 2012. THE 100 YEAR FLOODPLAIN LINE DEPICTED HEREON IS BASED ON MEASUREMENTS TAKEN ON THE GROUND IN CONJUNCTION WITH THE BASE FLOOD ELEVATIONS AS SHOWN ON THE ABOVE REFERENCED FEMA FLOOD PLAIN MAP. THIS SURVEYOR DOES NOT ASSUME ANY RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA MAP OR FOR THE BASE FLOOD ELEVATION CALCULATED FROM SAME. SHADED AREA SHOWN HEREON INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN BASED ON INFORMATION STATED ABOVE.

OWNER:  
**ARNOLD L. THORMEYER & DONNA K. THORMEYER**  
6001 COUNTY ROAD 1023  
JOSHUA TEXAS, 76058  
Phone #: 817-980-9777  
EMAIL: arnold.thormeyer@gmail.com

LAND USE TABLE	
GROSS SITE AREA	8.995 ACRES
TOTAL NUMBER OF LOTS	3
RESIDENTIAL LOTS	3
ACREAGE	8.627 ACRES

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NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.  
(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983/2002.  
(2) (CM) = Controlling monument.  
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

**BLUESTAR SURVEYING**  
FIRM NUMBER 10147300  
1013 CEDAR BREAK CT. 817-659-9206  
GEORGETOWN TEXAS 75020  
WWW.BLUESTARSURVEYING.COM

JN 22-250 GF # DATE: 10/14/22

#### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS **ARNOLD L. THORMEYER & DONNA K. THORMEYER**, are the sole owner of a 8.995 acre tract of land situated in the **GEORGE CASSELAND SURVEY, ABSTRACT NO. 173**, in the City of Joshua, Johnson County, Texas, being that certain tract of land described as Tract I and Tract II, in a deed to Arnold L. Thormeyer and Donna K. Thormeyer, recorded in Volume 2384, Page 74, Deed Records, Johnson County, Texas, and that certain tract of land described as Tract I and Tract II, in a deed to Arnold L. Thormeyer and Donna K. Thormeyer, recorded in Document Number 2022-23775, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the common corner of said Tract II, a tract of land described in a deed to Richard A. Jacobs and Amanda J. Jacobs, et ux, recorded in Document Number 2017-23493, Deed Records, Johnson County, Texas, said point being in the south line of a tract of land described in a deed to Topographic Land Surveyors, Co., recorded in Document Number 2019-31519, Deed Records, Johns County, Texas;

**THENCE** S 01°03'15" E, along the common line of said Tract II, and said Jacobs tract, passing a 1/2 inch iron rod found for the common corner of said Jacobs tract, and a tract of land described in a deed to Lindsay K. Buckler, etux, recorded in Volume 1409, Page 474, Deed Records, Johnson County, Texas, at a distance of 310.13 feet, and left 0.33 feet, passing a 1/2 inch iron rod found for the common corner of said Buckler tract, and a tract of land described in a deed to Cathleen Anne Richardson, recorded in Document Number 2017-21259, Deed Records, Johnson County, Texas, at a distance of 521.15 feet, and left 0.55 feet, a 1/2 inch iron rod found online at a distance of 711.66 feet, and continuing a total distance of 733.30 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Tract II, and said Richardson tract, said point being in the centerline of County Road 1023, more or less;

**THENCE** S 89°41'04" W, along the south line of said Tract II, and along the centerline of said County Road 1023, more or less, passing the common corner of said Tract II, and said Tract I, passing the common corner of said Tract I, and said Thormeyer tract, recorded in Document Number 2022-23775, and continuing a total distance of 534.03 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Thormeyer tract, recorded in Document Number 2022-23775, and said Thormeyer tract, recorded in Document Number 2022-23775, and a tract of land described in a deed to Randall K. Hutchens, recorded in Volume 23414, Page 829, Deed Records, Johnson County, Texas;

**THENCE** N 01°06'34" W, along the common line of said Thormeyer tract, recorded in Document Number 2022-23775, and said Hutchens tract, passing a 3/8 inch iron rod found online at a distance of 30.00 feet, and continuing a total 733.26 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Thormeyer tract, recorded in Document Number 2022-23775, and said Hutchens tract, said point being in the south line of said Topographic Land Surveyors, Co. tract;

**THENCE** N 89°40'45" E, along the common line of said Thormeyer tract, recorded in Document Number 2022-23775, and said Topographic Land Surveyors, Co. tract, passing a 1/2 inch iron rod with cap stamped "4732" found online for the common corner of said Thormeyer tract, recorded in Document Number 2022-23775, and said Tract II at a distance of 267.09 feet, and continuing a total distance of 534.74 feet to the **POINT OF BEGINNING** and containing 391,821 square feet or 8.995 acres of land more or less.

#### OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF JOHNSON

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **THORMEYER 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 Thormeyer 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.

Owner **DONALD L. THORMEYER & DONNA K. THORMEYER**.

STATE OF TEXAS  
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared **DONALD L. THORMEYER**, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared **DONNA K. THORMEYER**, 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

There are no liens against the property.