

EDWARD MARSHALL WEBSTER AND  
MALINDA WALLGREN WEBSTER  
VOLUME 2023, PAGE 46  
DRCT

CHRISTOPHER CHANY SURVEY  
ABSTRACT NO. 175

JOHN H. COOPER SURVEY  
ABSTRACT NO. 145

EDWARD WEBSTER AND WIFE,  
MALINDA WEBSTER  
CC# 2022-9518  
OPRJECT

LOT 14R  
1.300 ACRES  
56,641 SQ. FEET

20' 0" (3.05) BARRIER  
KOL. 40' FOR 40' 0" 90' 0" CT

LOT 14  
BRIAROAKS ESTATES  
VOLUME 1966, PAGE 332  
PRJCT

JOHN H. COOPER SURVEY  
ABSTRACT NO. 145

1/2" CIRF  
"FORT WORTH SURVEYING"  
NAD83 (GRID)  
N: 6855796.26  
E: 2314753.32

STONETOWN RANCHES OF JOSHUA, LLC  
CC# 2016-27323  
DRJCT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	125.28'	94.99'	S 69°24'30" E	143°33'36"
C2	50.00'	92.54'	79.20'	S 50°49'20" E	106°04'22"
C3	50.00'	32.71'	32.13'	N 57°33'20" E	37°29'14"

BRAD NOLAN MAXFIELD, SUCCESSOR  
INDEPENDENT EXECUTOR OF THE ESTATE  
OF PEGGY J. MAXFIELD, DECEASED  
PROBATE CASE NO. CC-P202224626

LOT 12R  
1.804 ACRES  
78,564 SQ. FEET

LOT 12  
BRIAROAKS ESTATES  
VOLUME 1966, PAGE 332  
PRJCT

LOT 10  
BRIAROAKS ESTATES  
VOLUME 1966, PAGE 332  
PRJCT

POINT OF  
BEGINNING

5/8" IRF  
NAD83 (GRID)  
N:6855033.77  
E:2315185.65

2" STEEL FENCE  
CORNER POST  
FOUND

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, BRAD MAXFIELD, EDWARD WEBSTER, AND MALINA WEBSTER, BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOTS 12R AND 14R, BRIAROAKS 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.

BRAD MAXFIELD

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

EDWARD WEBSTER

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

MALINDA WEBSTER

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

## OWNER'S CERTIFICATE

### STATE OF TEXAS COUNTY OF JOHNSON

**WHEREAS** JIMMY AND PEGGY MAXFIELD, OWNERS OF A 3.104 ACRE TRACT OF LAND SITUATED IN THE JOHN H. COOPER SURVEY, ABSTRACT NUMBER 145, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 12 AND 14, BRIAROAKS ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1966, PAGE 332, PLAT 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 NORTHEAST CORNER OF SAID LOT 12, SAME BEING THE NORTHWEST CORNER OF LOT 10, SAID BRIARKOAKS ESTATES, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BRIARWOOD TRAIL, A 60' RIGHT-OF-WAY;

**THENCE** SOUTH 22 DEGREES 18 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, BEING COMMON WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 270.82 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID LOT 12, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 10, AND BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO STONETOWN RANCHES OF JOSHUA, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-27323, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 87 DEGREES 43 MINUTES 58 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE FEET, SAID LOTS 12 AND 14, BEING COMMON WITH THE NORTH LINE OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, A DISTANCE OF 329.83 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING";

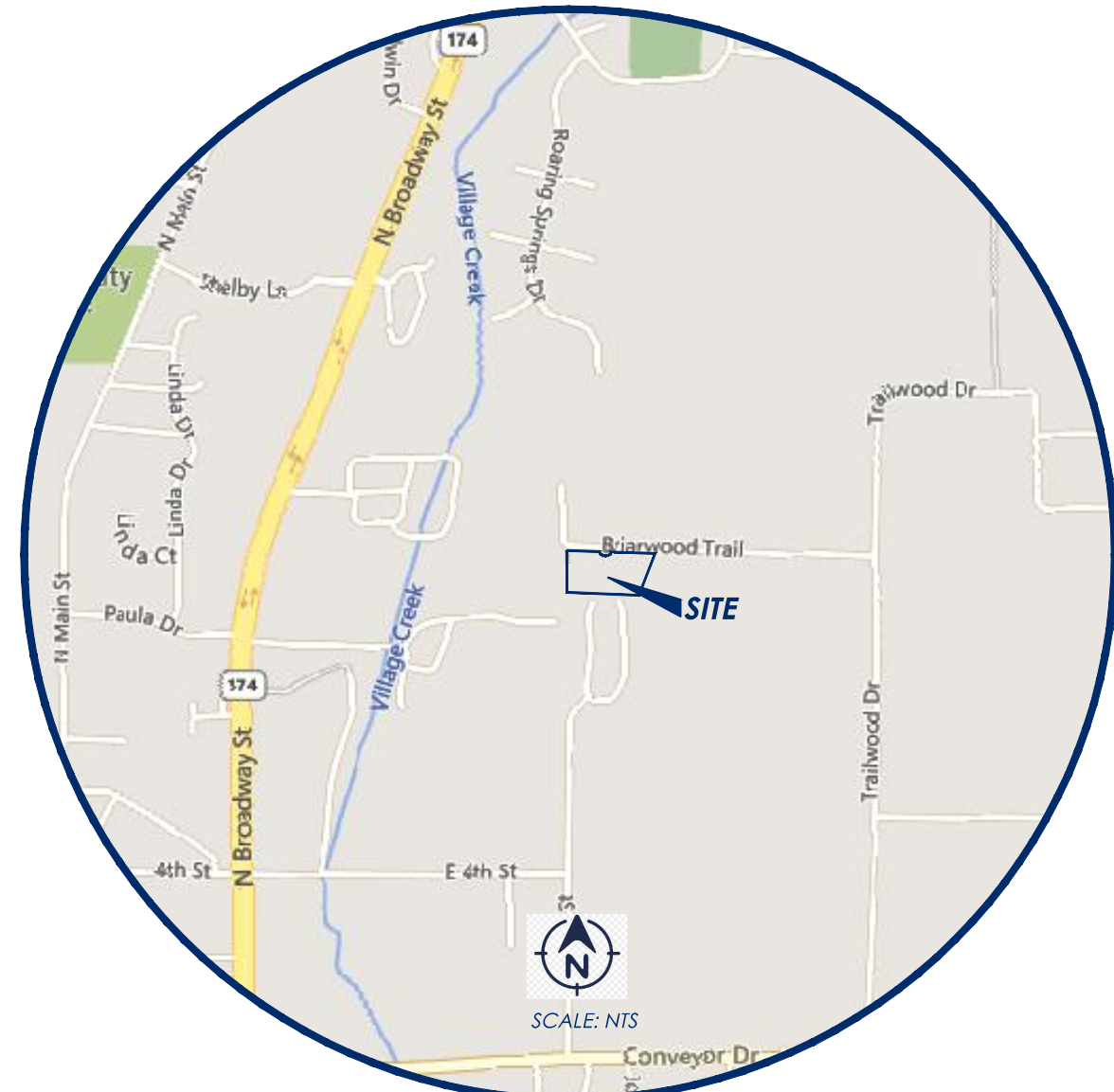
**THENCE** NORTH 88 DEGREES 25 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14, BEING COMMON WITH THE NORTH LINE OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, A DISTANCE OF 127.94 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE NORTHWEST CORNER OF SAID STONETOWN RANCHES AT JOSHUA, LLC TRACT, AND BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO EDWARD MARSHALL WEBSTER AND MALINDA WALLGREN WEBSTER, RECORDED IN VOLUME 2003, PAGE 46, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 00 DEGREES 59 MINUTES 58 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 14, BEING COMMON WITH THE EAST LINE OF SAID MARSHALL TRACT, A DISTANCE OF 291.31 FEET, TO A 60-D NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHWEST CORNER OF LOT 13, SAID BRIAROAKS ESTATES;

**THENCE** SOUTH 86 DEGREES 49 MINUTES 03 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 14, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 197.95 FEET, TO A 60-D NAIL FOUND AT THE UPPER NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE LOWER SOUTHEAST CORNER OF SAID LOT 13, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BRIARWOOD TRAIL, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

**THENCE** 125.28 FEET, DEPARTING SAID COMMON LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 143 DEGREES 33 MINUTES 36 SECONDS, WHOSE LONG CHORD BEARS SOUTH 69 DEGREES 24 MINUTES 30 SECONDS EAST, A CHORD LENGTH OF 94.99 FEET, TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE NORTHWEST CORNER OF SAID LOT 12, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" BEARS FOR REFERENCE SOUTH 57 DEGREES 26 MINUTES 19 SECONDS WEST, A DISTANCE OF 32.26 FEET;

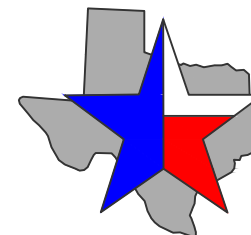
**THENCE** SOUTH 87 DEGREES 15 MINUTES 22 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 268.89 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.104 ACRES OR 135,205 SQUARE FEET OF LAND, MORE OR LESS.



## REPLAT OF LOTS 12R & 14R BRIAROAKS ESTATES

BEING 3.1039 ACRES OF LAND SITUATED IN THE JOHN H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 12 AND 14, BRIAROAKS ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 1966, PAGE 332, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

2 RESIDENTIAL LOTS  
PREPARED: SEPTEMBER, 2022



—LONESTAR—  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707

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

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

### FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0180J, 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.

### 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 \_\_\_\_TH DAY OF SEPTEMBER, 2022.

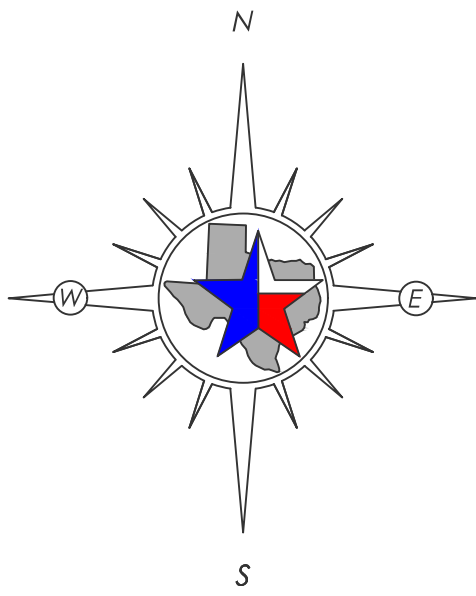
### PRELIMINARY

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

### 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. THE SOLE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING LOT LINE BETWEEN LOTS 12 AND 14.
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.



SCALE : 1"= 40'  
0' 40' 80'

### FILING BLOCK

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

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

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY \_\_\_\_\_

OWNER(S)  
BRAD NOLAN MAXFIELD  
1321 CRAFT FARMS CIR,  
AZLE, TX 76020  
817-296-7763  
BNMAXFIELD@SBCGLOBAL.NET

EDWARD AND MALINDA WEBSTER  
625 BRIARWOOD TRAIL,  
JOSHUA, TX 76058

### 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"

PROJECT NUMBER: 220717 DATE: SEPTEMBER 7, 2022  
REVISED DATE:  
REVISION NOTES:

CITY CASE NO. FP2022-08

SHEET 1 OF 1