

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 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: CC#2022-23895

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

THE SOLE PURPOSE OF THIS REPLAT IS TO PLAT 0.265 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 _____, 2024.

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 0.265 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, AND ALL OF LOTS 4, 5 AND 6, BLOCK 4, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF 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 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID LOT 6, SAME BEING THE NORTHWEST CORNER OF LOT 7, SAID BLOCK 4, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 100' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 02 DEGREES 29 MINUTES 24 SECONDS EAST. A DISTANCE OF 502.30 FEET;

THENCE NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.36 FEET, to a 5/8" capped iron rod set stamped "Lonestar 6882" on the West Line of Said Lot 3, from which a 5/8" capped IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 4 BEARS NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.18 FEET;

THENCE NORTH 87 DEGREES 30 MINUTES 35 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID LOT 3, A DISTANCE OF 114.98 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING ON THE WEST LINE OF A 20' ALLEY ADJACENT TO SAID BLOCK 4, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 4 BEARS NORTH 11 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 82.62 FEET;

THENCE SOUTH 02 DEGREES 32 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID 20' ALLEY, A DISTANCE OF 100.36 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHEAST CORNER OF SAID LOT 6, SAME BEING THE NORTHEAST CORNER OF SAID LOT 7, FROM WHICH A 1" IRON ROD FOUND BEARS FOR REFERENCE NORTH 16 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF 33.39 FEET, AND FROM WHICH A 5/8" CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11 BEARS NORTH 74 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 138.34 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 35 SECONDS WEST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 6, BEING COMMON WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 115.06 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.265 ACRES OR 11,543 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 5R, BLOCK 4, 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 TITLE:
DATE

STATE OF TEXAS COUNTY OF

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 HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC

REPLAT LOT 5R, BLOCK 4 ORIGINAL TOWN OF JOSHUA

BEING A 0.2650 ACRES OF LAND SITUATED IN THE W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF A PORTION OF LOT 3, AND ALL OF LOTS 4, 5, 6, BLOCK 4, 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: MAY, 2024 1 COMMERCIAL LOT



-LONESTAR-LAND SURVEYING, LLC TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,

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

REVISION NOTES:

DEPUTY

SHEET 1 OF 1