



Plat Review

Date: May 7, 2026

To: Rudy Martinez, Susan Hutchens, Randy Hutchens
From: Kim Wilson

Subject: Hutchens Addition

Johnson County Special Utility District (JCSUD) has received the Final plat for the review of Hutchens Addition. The development is located within the Certificate of Convenience and Necessity (CCN) granted by the State. JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and the Public Utility Commission (PUC).

The requirements of the development's infrastructure are checked below:

- No infrastructure is needed, and the development can connect to the JCSUD System.
- Required to connect by installing required taps and/or road crossings.
- Required to install infrastructure listed below:
- Development has not submitted a Non-Standard Application/Utility Plans and will be required to follow the JCSUD Development Process.

This letter does not verify the approval of the utility plans for this development.

Sincerely,

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

740 FM 3048 | Joshua, TX 76058 | (817) 760-5200

JCSUD.com



LETTER OF NOTICE

Date: May 7, 2026

Please be advised that the proposed final plat Hutchens Addition may be problematic with prescribed operations of the District.

Dear City of Joshua:

It has come to JCSUD's attention that the final plat for Hutchens Addition through the platting process, is considering the approval of this subdivision plat; whereby the developer is required to dedicate land for additional right-of-way and/or future road expansion that overlaps easements previously granted to JCSUD or its predecessors-in-interest by the fee simple land owners. These easements contain buried water distribution/transmission lines of various sizes.

JCSUD owns these easements. These easements are considered "property" and subject to the United States and Texas Constitutional provisions that prohibit the taking or damaging of property for public use without adequate consideration or compensation. The District's existing easement is a dominant estate as to any subsequent grant or dedication by the owners of the land appurtenant to the easement. Harris County Flood Control District v. Shell Pipe Line Corporation, 591 S.W. 2d 798 (Tex. 1979), Magnolia Pipe Line Company v. City of Tyler, 348 S.W. 2d.537 (Tex.Civ.App.-Texarkana 1961); According to the above-referenced case law, the government entity that requires removal or adjustment of utility lines from pre-existing easements out of subsequently dedicated road right-of-ways is liable for the cost of such removal or adjustment.

Any subsequent dedication of right-of-way over these existing easements and water transmission lines is creating a situation where any future use or development of the right-of-way by the governing entity would require the water lines to be relocated with the governing entity bearing the related expenses. Since it appears that this is a question of when and not if this newly dedicated right-of-way is utilized, the desire is to address the situation soonest to avoid any conflict.

This correspondence is to notify of JCSUD's easement rights and your obligations to pay for the costs of relocation should future use of the right-of-way require JCSUD's lines to move to another location.

Sincerely,

Nan Bise

System Development Manager

740 FM 3048 | Joshua, TX 76058 | (817) 760-5200

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