

(CALLED 0.991 ACRES)
ERIC RYAN CONTRERAS
DOC NO. 2019-20494
D.R.J.C.T.

(CALLED 7.133 ACRES)
SUMMER E. CASHION & BRANDON RICH & WILLIAM RICH
DOC NO. 2025-27027
D.R.J.C.T.

- Setbacks Per Zoning (A-AGRICULTURAL DISTRICT).
1. Minimum Front Setback - 35 feet
 2. Minimum Side Setback - 20 feet from an interior lot and 25 feet from a side street.
 3. Minimum Rear Setback - 25 feet

APPROVED BLOCK

I hereby certify that the above and foregoing plat of Hutchens Addition to the City of Joshua, Texas, was approved by the Planning Commission of the City of Joshua on the _____ day of _____, 2026.

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 HANDS, this _____ day of _____, 2026.

City Secretary, City of Joshua

APPROVED:

Chairman _____ Date _____
Planning & Zoning Commission

Attest:
City Secretary, City of Joshua _____ Date _____

PLAT FILED _____, 20____.

SLIDE _____, VOLUME _____, PAGE _____.

JOHNSON COUNTY PLAT RECORDS

BY: _____

COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS RANDALL K. HUTCHENS & SUSAN R. HUTCHENS, is the sole owner of a 6.390 acre tract of land situated in the DYER NUNER SURVEY, ABSTRACT NO. 643, in the City of Joshua, Johnson County Texas, being a called 6.40 acre tract of land conveyed in the Randall K. Hutchens & Susan R. Hutchens recorded in Document Number 2025-3076, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Hutchens tract, for the southeast corner of a called 1.61 acre tract of land conveyed in the deed to Erica Ochoa et vir recorded in Document Number 2022-36795, Deed Records, Johnson County, Texas, being in the north line of a called 2.030 acre tract of land conveyed in the deed to Nicholas Grimes, recorded in Document Number 2009-30671, Deed Records, Johnson County, Texas;

THENCE N 01°50'34" E, along the west line of said Hutchens tract, and along the east line of said Ochoa tract, a distance of 281.41 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Ochoa tract, for the southeast corner of a tract of land conveyed in the deed to John Nuckols recorded in Document Number 2013-3695, Deed Records, Johnson County, Texas;

THENCE N 01°39'47" E, along the west line of said Hutchens tract, and along the east line of said Nuckols tract, a distance of 252.26 feet to a 1/2 inch iron rod found for the northwest corner of said Linder tract, for the northeast corner of said Nuckols tract, and being in the south right-of-way line of County Road 909;

THENCE S 86°51'46" E, along the north line of said Hutchens tract, and along the south right-of-way line of said County Road 909, a distance of 508.63 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Hutchens tract, for the northwest corner of a called 1.000 acre tract of land conveyed in the deed to Jeffrey L. Monk et ux, Kathy J. Monk recorded in Document Number 2018-32680, Deed Records, Johnson County, Texas;

THENCE S 00°54'06" E, along the east line of said Hutchens tract, and along the west line of said Monk tract, passing a 1/2 inch iron rod found online at a distance of 0.89 feet, and continuing a total distance of 290.81 feet to a 1/2 inch iron rod with cap stamped "RECER FOX" found for the southwest corner of said Monk tract, for the westerly northwest corner of a called 5.22 acre tract of land conveyed in the deed to Kathy Monk recorded in Document Number 2017-28773, Deed Records, Johnson County, Texas;

THENCE S 00°38'58" E, along the east line of said Hutchens tract, and along the west line of said called 5.22 acre tract, a distance of 246.17 feet to a 1/2 inch iron rod found for the southeast corner of said Monk tract, for the northeast corner of said Grimes tract;

THENCE N 86°37'31" W, along the south line of said Hutchens tract, and along the north line of said Grimes tract, a distance of 532.53 feet to the **POINT OF BEGINNING** and containing 278.332 square feet or 6.390 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 Lot 1, & Lot 2, Block 1 of the HUTCHENS 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 Lot 1, & Lot 2, Block 1 of the Hutchens 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.

BY: _____
RANDALL K. HUTCHENS

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned authority, on this day personally appeared **RANDALL K. HUTCHENS**, 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 UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for
The State of Texas

My Commission expires: _____

BY: _____
SUSAN R. HUTCHENS

STATE OF TEXAS
COUNTY OF JOHNSON

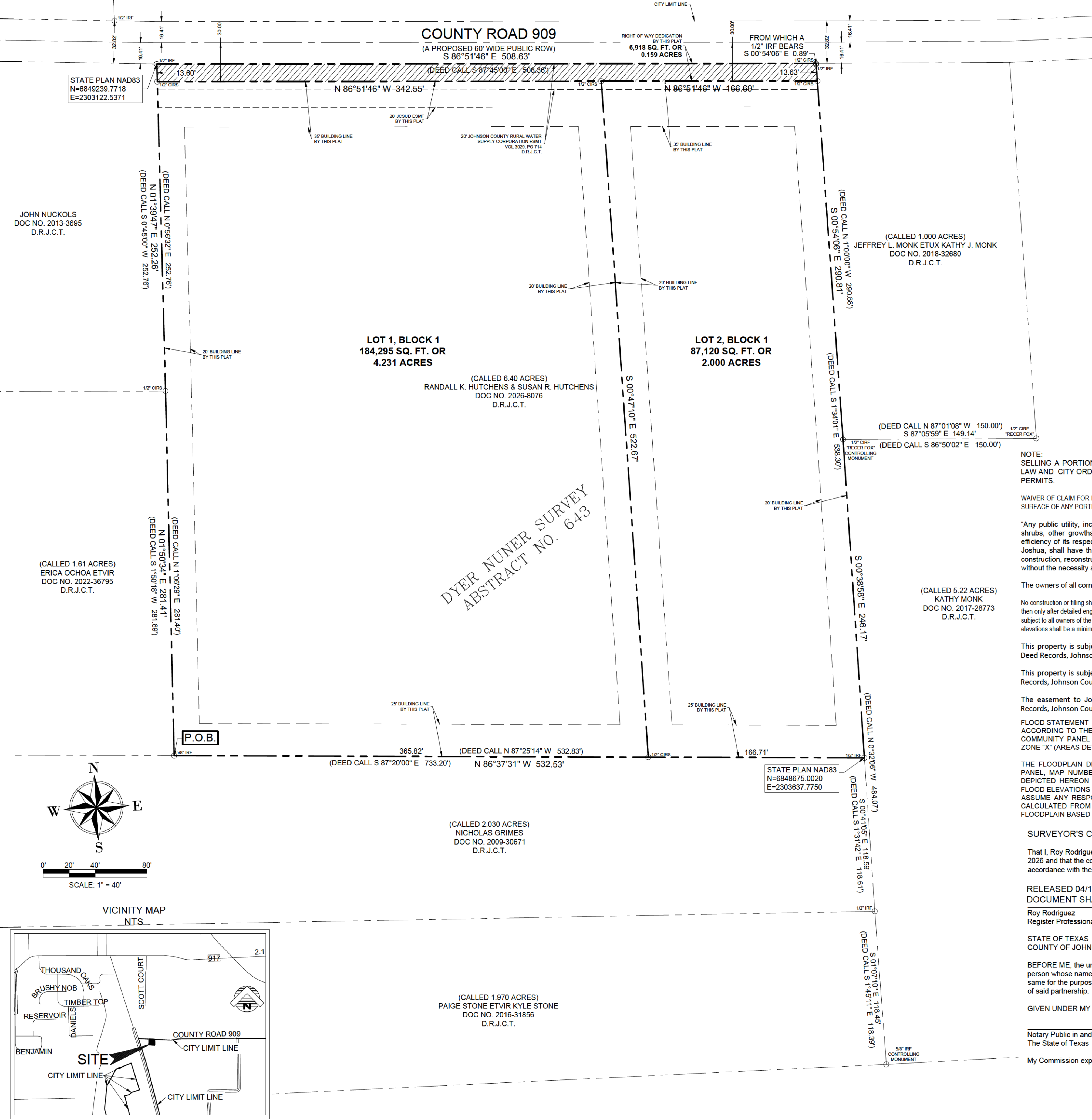
Before me, the undersigned authority, on this day personally appeared **SUSAN R. HUTCHENS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for
The State of Texas

My Commission expires: _____

There are no liens against the property.



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.

The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance.

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.

This property is subject to a Johnson County Rural Water Supply Corporation 15' Easement in Volume 906, Page 695, Deed Records, Johnson County, Texas, as pipe line(s) installed.

This property is subject to a Johnson County Rural Water Supply Corporation Easement in Volume 619, Page 86, Deed Records, Johnson County, Texas, and is shown on this plat.

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.

SURVEYOR'S CERTIFICATE

That I, Roy Rodriguez, do certify that I prepared this plat from an actual and accurate survey of the land on April 16, 2026 and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision requirements of the City of Joshua.

RELEASED 04/16/2026 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roy Rodriguez
Register Professional Land Surveyor No. 5596

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 _____, 2026.

Notary Public in and for
The State of Texas

My Commission expires: _____

OWNER:
RANDALL K. HUTCHENS & SUSAN R. HUTCHENS

LAND USE TABLE	
GROSS SITE AREA	6.390 ACRES
TOTAL NUMBER OF LOTS	2
RESIDENTIAL LOTS	2
ACREAGE	6.390 ACRES

(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 (NAD83).

(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

1512 CEDAR BREAK CT. | 817-659-9206

BUCKLE UP! TRAIL TRACKS | 800-368-7263

WWW.BLUESTARSURVEYING.COM

JN 26-074 | GF # | DATE: 4/16/26