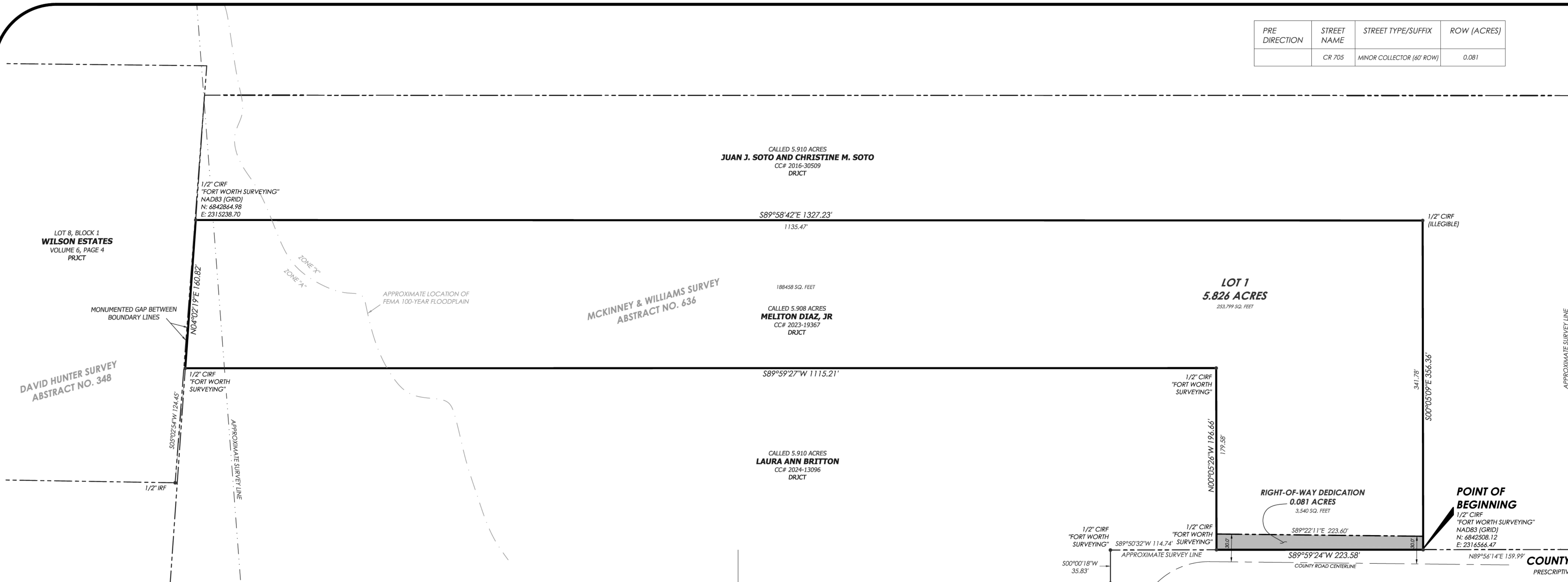
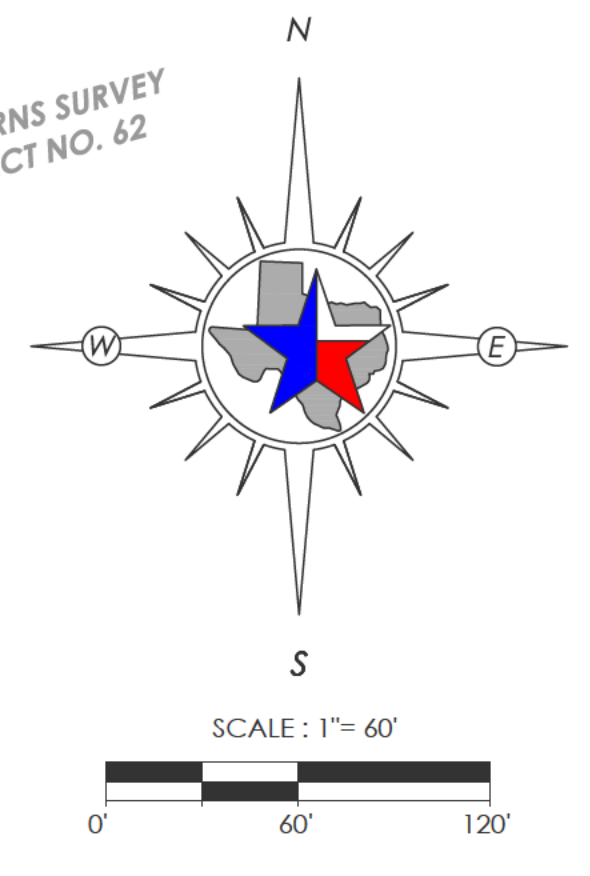
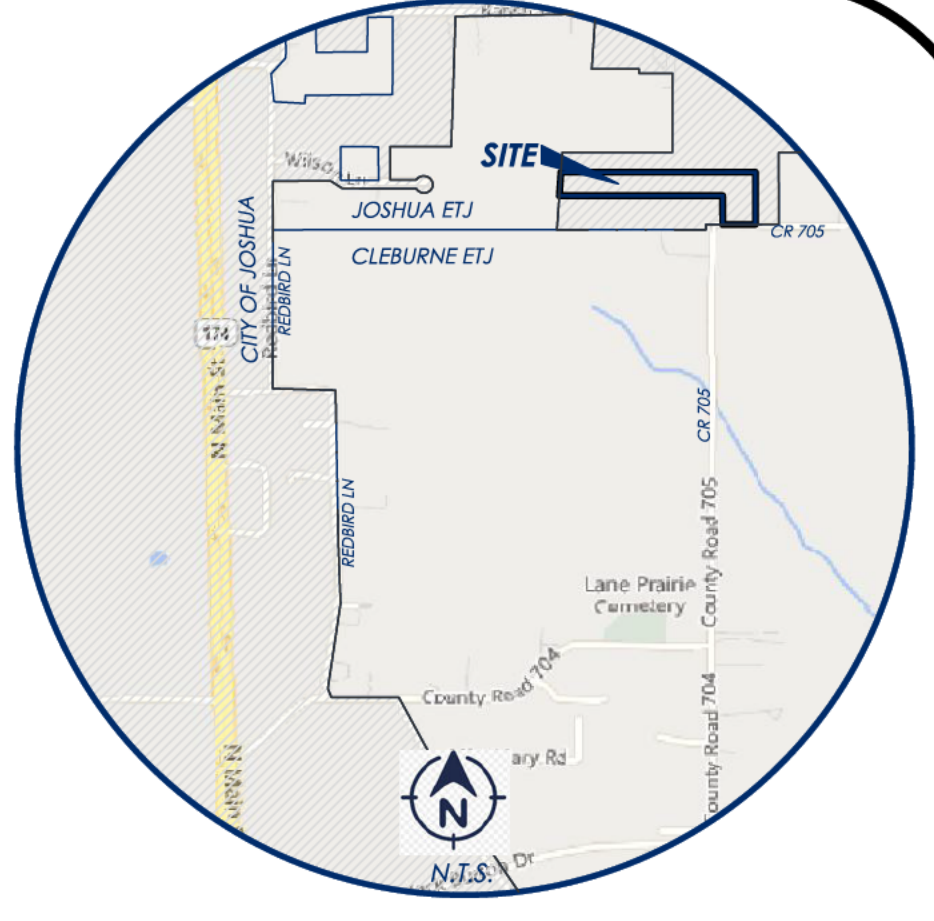


PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
	CR 705	MINOR COLLECTOR (60' ROW)	0.081



**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0170K, DATED DECEMBER 4, 2012; AND COMMUNITY PANEL NUMBER 48251C0170J, DATED DECEMBER 4, 2012; THIS PROPERTY LIES WITHIN ZONE "A" - A SPECIAL FLOOD HAZARD ZONE WITHIN THE 100 YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED - AND 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**

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, 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.

**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, SURVEYOR  
TEXAS R.P.L.S. NO. 6882  
DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN OF JOSHUA 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 HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY SECRETARY, CITY OF JOSHUA

APPROVED:

CHAIRMAN  
PLANNING & ZONING COMMISSION DATE

ATTEST:

CITY SECRETARY, CITY OF JOSHUA DATE

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF JOHNSON §

WHEREAS, MELTON DIAZ, JR., OWNER OF A 5.908 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636, AND THE DAVID HUNTER SURVEY, ABSTRACT NO. 348, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, BEING ALL OF A CALLED 5.908 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MELTON DIAZ, JR., FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2023-19367, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 5.908 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE SOUTHEAST CORNER OF SAID CALLED 5.910 ACRE TRACT, SAME BEING THE LOWER SOUTHWEST CORNER OF A CALLED 5.910 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO JUAN J. SOTO AND CHRISTINE M. SOTO, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2016-30509, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 705, A PRESCRIPTIVE RIGHT-OF-WAY;

**THENCE** SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 223.58 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE LOWER SOUTHWEST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE UPPER SOUTHEAST CORNER OF A CALLED 5.910 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO LAURA ANN BRITTON, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2024-13096, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR AN INTERIOR ELL CORNER OF SAID CALLED 5.910 ACRE TRACT BEARS SOUTH 89 DEGREES 50 MINUTES 32 SECONDS WEST, A DISTANCE OF 114.74 FEET;

**THENCE** NORTH 00 DEGREES 05 MINUTES 26 SECONDS WEST, ALONG THE LOWER WEST LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE UPPER EAST LINE OF SAID CALLED 5.910 ACRE TRACT, A DISTANCE OF 196.66 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR AN INTERIOR ELL CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 5.910 ACRE BRITTON TRACT;

**THENCE** SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, ALONG THE UPPER SOUTH LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 5.910 ACRE BRITTON TRACT, A DISTANCE OF 1115.21 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE UPPER SOUTHWEST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 5.910 ACRE BRITTON TRACT;

**THENCE** NORTH 04 DEGREES 02 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 5.908 ACRE TRACT, A DISTANCE OF 160.82 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "FORT WORTH SURVEYING" FOR THE NORTHWEST CORNER OF SAID CALLED 5.910 ACRE SOTO TRACT;

**THENCE** SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID CALLED 5.910 ACRE SOTO TRACT, A DISTANCE OF 1327.23 FEET, TO A 1/2" CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 5.908 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID CALLED 5.910 ACRE SOTO TRACT;

**THENCE** SOUTH 00 DEGREES 05 MINUTES 09 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 5.908 ACRE TRACT, BEING COMMON WITH THE LOWER WEST LINE OF SAID CALLED 5.910 ACRE SOTO TRACT, A DISTANCE OF 356.36 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 5.908 ACRES OR 257,339 SQUARE FEET OF LAND, MORE OR LESS.

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

I [WE] THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOT 1, BLOCK 1, MELTON DIAZ** 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 **MELTON DIAZ** 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.

THERE ARE NO LIENS AGAINST THE PROPERTY.

MELTON DIAZ  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**GENERAL NOTES**

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 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.
- THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
- 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.
- 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.
- 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.
- WATER PROVIDER:  
BETHESDA WATER SUPPLY CORPORATION: 817-295-2131
- ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
- THE SOLE PURPOSE OF THIS PLAT IS TO DEVELOP 5.908 ACRES FOR SINGLE FAMILY DEVELOPMENT.
- THERE ARE NO LIENS AGAINST THE PROPERTY.
- 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.
- THE FINAL PLAT SHALL CONTAIN A 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.

**FILING BLOCK**

PLAT FILED \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
INSTRUMENT #: 2026 - \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
BY \_\_\_\_\_  
JOHNSON COUNTY CLERK  
BY \_\_\_\_\_  
DEPUTY CLERK

OWNER(S)  
MELTON DIAZ

LEGEND  
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
CRS = 5/8" CAPPED IRON ROD SET STAMPED LONESTAR RPLS 6882"

FINAL PLAT  
LOTS 1, BLOCK 1  
**MELTON DIAZ ADDITION**  
BEING 5.098 ACRES OF LAND SITUATED IN THE  
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NUMBER  
636, AND THE DAVID HUNTER SURVEY, ABSTRACT NO.  
348, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.  
PREPARED: APRIL, 2026  
1 RESIDENTIAL LOT



— LONESTAR —  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707  
3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 250356 DATE: MAY 15, 2026  
REVISED DATE:  
REVISION NOTES: