



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GOOD LEGACY RANCH TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2023.

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 _____, 2023.

CITY SECRETARY _____

APPROVED: _____

CHAIRMAN _____ DATE _____

PLANNING & ZONING COMMISSION

ATTEST: _____

CITY SECRETARY _____ DATE _____

CITY CASE NO. RP23-02

PROJECT NUMBER: 220756 DATE: MARCH 28, 2023
REVISED DATE:
REVISION NOTES:



- ### 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. 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.
 7. 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.
 8. THE SOLE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1 INTO 2 LOTS BEING LOTS 1R & 2 FOR THE SOLE PURPOSE OF BUILDING AN ADDITIONAL SINGLE FAMILY RESIDENCE.
 9. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
 10. WATER PROVIDER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200
JCSUD HAS ONE EASEMENT ACROSS THE PROPERTY.
 11. A TURNAROUND APPROVED BY THE CITY OF JOSHUA WILL BE NEEDED FOR EMERGENCY VEHICLES WHEN LOT 2 IS DEVELOPED.

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 MARCH, 2023.

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

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, SHARON AND RALPH GOOD, BY AND THROUGH THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREINAFOVE DESCRIBED PROPERTY AS **LOTS 1R & 2, BLOCK 1, GOOD LEGACY RANCH**, 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.

SHARON GOOD _____

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 SHE 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 _____, 2023.

NOTARY PUBLIC _____

RALPH GOOD _____

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 _____, 2023.

NOTARY PUBLIC _____

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C01601, 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 AUGUST BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS SHARON AND RALPH GOOD, OWNERS OF A 9.944 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, GOOD LEGACY RANCH, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-5, 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" FOR THE LOWER SOUTHWEST CORNER OF SAID LOT 1, AND BEING THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO BOBBY GENE REYNOLDS AND JIMMIE LOIS REYNOLDS, RECORDED IN VOLUME 561, PAGE 635, DEED RECORDS, JOHNSON COUNTY, TEXAS, ALSO BEING ON THE NORTH LINE OF A CALLED 144.244 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO TEAGUE NALL AND PERKINS, INC., RECORDED IN COUNTY CLERK'S NUMBER 2002-6075, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST, DEPARTING SAID NORTH LINE, ALONG THE LOWER WEST LINE OF SAID CALLED LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 124.94 FEET, TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 26 SECONDS EAST, ALONG THE UPPER SOUTH LINE OF SAID LOT 1, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 318.64 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE UPPER SOUTHWEST CORNER OF SAID LOT 1, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1023, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 96.42 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 1, BEING IN THE SOUTH LINE OF A CALLED 2.018 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO AMBER PACE, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-26442, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 25 MINUTES 26 SECONDS WEST, ALONG THE LOWER NORTH LINE OF SAID LOT 1, BEING COMMON WITH SAID SOUTH LINE, A DISTANCE OF 323.59 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" FOR AN INTERIOR ELL CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.018 ACRE TRACT;

THENCE NORTH 02 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE UPPER WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 2.018 ACRE TRACT OF LAND, A DISTANCE OF 314.73 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR AN ANGLE POINT IN SAID UPPER WEST LINE, BEING THE NORTHEAST CORNER OF SAID CALLED 2.018 ACER TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.012 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO BRITTNIE ROGERS, RECORDED IN COUNTY CLERK'S NUMBER 2013-19865, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 35 MINUTES 15 SECONDS EAST, CONTINUING ALONG SAID UPPER WEST LINE, A DISTANCE OF 244.44 FEET, TO AN 8" WOOD FENCE CORNER POST FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, AND BEING IN THE SOUTH LINE OF A CALLED 2.021 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO THURON P. AMASON AND WIFE, MAMIE V. AMASON, FILED FOR RECORD IN VOLUME 553, PAGE 257, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 52 MINUTES 05 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 2.021 ACRE TRACT, A DISTANCE OF 190.60 FEET, TO A 1/2" PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.021 ACRE TRACT;

THENCE NORTH 00 DEGREES 06 MINUTES 45 SECONDS WEST, ALONG THE UPPER WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 2.021 ACRE TRACT, A DISTANCE OF 153.65 FEET, TO A 2" STEEL FENCE CORNER POST FOUND FOR THE UPPER NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, J&S ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 798, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 28 MINUTES 24 SECONDS EAST, ALONG THE UPPER NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 257.08 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, AND BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LINE AS DESCRIBED BY DEED TO TOMMIE IRENE MAINES CAIN, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2015-14596, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, BEING COMMON WITH THE WEST LINE OF SAID CAIN TRACT, A DISTANCE OF 932.81 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF SAID CAIN TRACT, AND BEING IN THE NORTH LINE OF SAID CALLED 144.244 ACRE TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BEING COMMON WITH SAID NORTH LINE, A DISTANCE OF 479.04 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 9.944 ACRES OR 433.156 SQUARE FEET, OR LAND, MORE OR LESS.

FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR ____.

DRAWER _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

OWNER(S)

SHARON & RALPH GOOD
6028 COUNTY ROAD 1023
JOSHUA, TX 76058
817-905-6881

REPLAT
LOTS 1R & 2, BLOCK 1
GOOD LEGACY RANCH
BEING 9.944 ACRES OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NO. 173, CITY OF JOSHUA JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOT 1, BLOCK 1, GOOD LEGACY RANCH, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN CC# 2022-5, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS.
2 RESIDENTIAL LOTS
PREPARED: MARCH, 2023

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