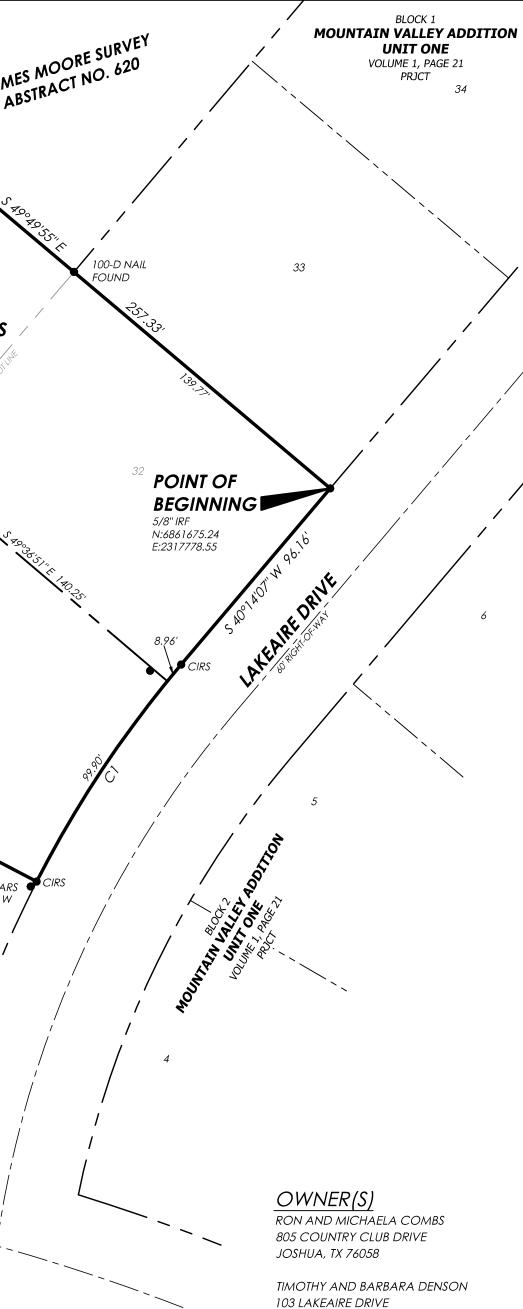
Section Or Statements David De Later or	N		
and a writion Creek		CALLED 143.15 ACRES ZL & SKY, LLC	JAMES ABST
the deal of the second		CC# 2018-8443 DRJCT	J. J. S.
Channe Charles Dr Char		4101911 E 1/2" IRF CALLED 0.298 AC	
Shoreline Dr	S SCALE : 1''= 40'	BETTY MILL CC# 2021-1102 DRJCT	
SCALE: MITS		5/8" CIRF "RPLS 1811"	27,660 SQ. FEET
LEGEND	96.15		
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"	05 <sup>5.85</sup> 1/2" IRF	CALLED 0.465 ACRES 1/2" IRF TIMOTHY M. DENSON AND BARBARA DENSON CC# 2021-11019	×
CINS - 0/0 CALLED INCIVINED SET STAVILED ECINESTAN NEED 6002	201'20'E C	DRJCT / LOT 31R / 0.854 ACRES / الم	S FO ST
159.71		37,193 SQ. FEET	
	CALLED 0.465 ACRES RON W. COMBS AND MICHAELA COMBS CC# 2021-11018		31
5/8" IRF	DRJCT LOT 2 0.797 A 34,738 SC	ACRES	
N 89°47'15" W 120.04' 5/8" CIRF "RPLS 1811" NAD83 (GRID)	3/8" IRF	Nozo24221 W 150	
N: 6861549.22 NE: 2317253.85			
BLOCK 1 <b>MOUNTAIN VALLEY ADDITION</b> <b>UNIT ONE</b> VOLUME 1, PAGE 21	9" E 129.97	W 130.71	5/8" IRF BEARS \$ 49°47'07" W 3.21'
PRJCT 28	62,91000 N	30 117 20 BLOCK 1	, , ,
	~	∽ MOUNTAIN VALLEY ADDITION UNIT ONE VOLUME 1, PAGE 21 PRJCT	/
	5/8" IRF N 89°42'24" W 82.5	5/8" IRF 51' C2 1/2" IRF	
	COUNTRY CLUB	DRIVE	
8	7		
		BLOCK 3 MOUNTAIN VALLEY ADDITION UNIT ONE	5
	LINE BEARING DISTANCE	VOLUME 1, PAGE 21 PRJCT	
	CURVE         RADIUS         ARC LENGTH           C1         467.50'         108.86'           C2         790.96'         26.52'	CHORD LENGTH         CHORD BEARING         DELTA ANGLE           108.61'         \$ 33°40'06" W         13°20'29"           26.52'         N 86°50'26" W         1°55'15"	1. THE BASIS OF 1983, NORTH CENT 2. SELLING A PO
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNI JOSHUA ON THE DAY OF, 2		APPROVED:	VIOLATION OF WITHHOLDING OF 3. THIS PLAT DC
THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF BY THE PLANNING AND ZONING COMMISSION DURING WHICH THE OFFICE OF THE COUNTY CLERK OF JOHNSON, COUNTY, PLAT WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL AN	H TIME IT SHALL BE RECORDED IN TEXAS. FAILURE TO RECORD THIS	CHAIRMAN DATE PLANNING & ZONING COMMISSION	4. ANY PUBLIC L ALL OR PART OF
INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REG REGULATIONS OF THE CITY OF JOSHUA. WITNESS OUR HAND, THIS DAY OF, 2	QUIREMENTS OF THE SUBDIVISION	ATTEST:	WHICH IN ANY N EFFICIENCY OF I AND ANY PUBLIC TIMES OF INGRE
CITY SECRETARY		CITY SECRETARY DATE	PURPOSE OF C AND ADDING TO NECESSITY AT ANY
<b>SURVEYOR'S CERTIFICATION</b> KNOW ALL MEN BY THESE PRESENTS:	<u>ON</u>		5. NO STRUCTUR OF THIRTY INCH INCLUDING, BUT TRUCKS, ETC., IN TI
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		JOHNSON COUNTY APPROVAL BLOCK	6. CITY OF JOSH OCCASIONED BY ANY PORTION O
SHOWN THEREON WERE PROPERLY PLACED UNDER M ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE EXECUTED THIS THETH DAY OF OCTOBER, 2022.	IY PERSONAL SUPERVISION, IN	PLAT RECORDED IN INSTRUMENT #, YEAR, DRAWER, SLIDE	IN THE SUBDIVISION 7. THE SOLE PUR INCLUDING PROPE
<b>PRELIMINARY</b> This document shall not be		DATE COUNTY CLERK, JOHNSON COUNTY, TEXAS	8. ALL BUILDING S 9. WATER PROVID
recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.		DEPUTY	JCSUD HAS
MARSHALL W. MILLER REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6882			ACCORDING TO PROPERTY LIES WIT
CITY CASE NO. RP2022-07	REVISED	CT NUMBER: 220783 DATE: OCTOBER 24, 2022 D DATE: N NOTES:	NOT WITHIN A SI PROPERTY AND/O DAMAGE. ON R HEIGHTS AUGUST



## NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, RON AND MICHAELA COMBS, TIMOTHY AND BARBARA DENSON AND BETTY MILLER, BY UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROF 31R AND 32R, BLOCK 1, MOUNTAIN VALLEY ADDITION, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, AND I (WE) DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEYS, PARKS) AND EASEMEN TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

RON COMBS

DATE\_\_\_\_/\_\_\_/\_\_\_\_

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_ PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON AND OFF IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECU THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2022.

NOTARY PUBLIC

MICHAELA COMBS

DATE\_\_\_\_/\_\_\_\_.

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_ , KNOWN TO ME TO BE THE PERSON AND OFF PERSONALLY APPEARED IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECU THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC

TIMOTHY DENSON

DATE\_\_\_\_/\_\_\_\_.

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON AND OFF IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECU THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2022.

NOTARY PUBLIC

BARBARA DENSON

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 \_\_\_\_\_ \_\_\_\_2022.

NOTARY PUBLIC

BETTY MILLER

DATE\_\_\_\_/\_\_\_/\_\_\_\_

. . . . . . . . .

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_ 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 \_\_\_\_\_\_ 2022.

NOTARY PUBLIC

BETTY MILLER 105 LAKEAIRE DRIVE

JOSHUA, TX 76058

JOSHUA, TX 76058

## GENERAL NOTES

BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF TRAL ZONE, 4202.

PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND UTILITY SERVICES AND BUILDING PERMITS.

OES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY CT PROPERTY.

UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT: UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL ESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING O OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE TIME OF PROCURING THE PERMISSION OF ANYONE.

E, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT IES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.

HUA IS NOT RESPONSIBLE FOR ANY CLAIM FOR DAMAGES AGAINST THE CITY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED

RPOSE OF THIS REPLAT IS TO INCREASE THE AREAS OF LOT 29, 31, AND 32 B ERTY PURCHASED ON BACKSIDE OF SAID LOTS.

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

DER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200 SONE EASEMENT ACROSS THE PROPERTY: VOLUME 514, PAGE 836, DRJCT

## FLOOD STATEMENT

COMMUNITY PANEL NUMBER 48251C0180J, DATED AUGUST 4, 2012, THIS ITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS PECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE DR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

	OWNER'S CERTIFICATE		
Y AND THROUGH THE OPERTY AS <b>LOTS 29R,</b> A, JOHNSON COUNTY, IENTS SHOWN THEREON	STATE OF TEXAS COUNTY OF JOHNSON		
	WHEREAS RON AND MICHAELA COMBS, TIMOTHY AND BARBARA DENSON AND BETTY MILLER, OWNERS OF A 2.286 ACRE TRACT OF LAND SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NUMBER 620, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 29, 31 AND 32, BLOCK 1, MOUNTAIN VALLEY ADDITION, UNIT ONE, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.465 ACRE TRACT OF LAND DESCRIBED BY DEED TO RON W. COMBS AND MICHAELA COMBS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11018, ALL OF A CALLED 0.465 ACRE TRACT OF LAND DESCRIBED BY DEED TO TIMOTHY M. DENSON AND BARBARA DENSON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11019, AND ALL OF A CALLED 0.298 ACRE TRACT OF LAND DESCRIBED BY DEED TO BETTY MILLER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-11020, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:		
	<b>BEGINNING</b> AT A 5/8" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 32, SAME BEING THE SOUTHERNMOST CORNER OF LOT 33, SAID MOUNTAIN VALLEY ADDITION, AND BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF LAKEAIRE DRIVE, A 60' RIGHT-OF-WAY;		
	<b>THENCE</b> SOUTH 40 DEGREES 14 MINUTES 07 SECONDS WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 96.16 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING AT THE BEGINNING OF A CURVE TO THE LEFT;		
ON THIS DAY DEFICER WHOSE NAME CUTED THE SAME FOR	<b>THENCE</b> 108.86 FEET, CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 467.50 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 20 MINUTES 29 SECONDS, WHOSE LONG CHORD BEARS SOUTH 33 DEGREES 40 MINUTES 06 SECONDS WEST, A CHORD LENGTH OF 108.61 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID LOT 31, SAME BEING THE EASTERNMOST CORNER OF LOT 30, SAID MOUNTAIN VALLEY ADDITION, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 49 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 3.21 FEET;		
	<b>THENCE</b> NORTH 62 DEGREES 24 MINUTES 27 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 31, BEING COMMON WITH TH EAST NORTHEAST LINE OF SAID LOT 30, A DISTANCE OF 156.10 FEET, TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 31, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 30, AND BEING THE EASTERNMOST CORNER OF SAID COMBS TRACT;		
	<b>THENCE</b> SOUTH 39 DEGREES 53 MINUTES 07 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID COMBS TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 30, A DISTANCE OF 47.19 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID COMBS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 29, AND BEING AN ANGLE POINT IN THE WEST LINE OF SAID LOT 30;		
	<b>THENCE</b> SOUTH 02 DEGREES 21 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 29, BEING COMMON WITH THE WEST LINE OF SAID LOT 30, A DISTANCE OF 130.71 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 29, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 30, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE, A 60' RIGHT-OF-WAY, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;		
	<b>THENCE</b> 26.52 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 790.96 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 55 MINUTES 15 SECONDS, WHOSE LONG CHORD BEARS NORTH 86 DEGREES 50 MINUTES 26 SECONDS WEST, A CHORD LENGTH OF 26.52 FEET, TO A 5/8" IRON ROD FOUND;		
	<b>THENCE</b> NORTH 89 DEGREES 42 MINUTES 24 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 82.51 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 29, SAME BEING THE SOUTHEAST CORNER OF LOT 28, SAID MOUNTAIN VALLEY ADDITION;		
	<b>THENCE</b> NORTH 00 DEGREES 16 MINUTES 29 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 29, BEING COMMON WITH THE EAST LINE OF SAID LOT 28, A DISTANCE OF 129.97 FEET, TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 29, SAME BEING THE NORTHEAST CORNER OF SAID LOT 28, AND BEING ON THE SOUTH LINE OF SAID COMBS TRACT;		
	THENCE NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID COMBS TRACT, BEING COMMON WITH THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 120.04 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 1811" AT THE SOUTHWEST CORNER OF SAID COMBS TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 28, AND BEING ON THE SOUTHEAST LINE OF A CALLED 143.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO ZL & SKY, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-8443, DEED RECORDS, JOHNSON COUNTY, TEXAS;		
	<b>THENCE</b> NORTH 00 DEGREES 03 MINUTES 59 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID COMBS TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, A DISTANCE OF 30.09 FEET, TO A 5/8'''' IRON ROD FOUND;		
	<b>THENCE</b> NORTH 54 DEGREES 01 MINUTES 20 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID COMBS TRACT AND THE NORTHWEST LINE OF SAID DENSON TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT, AT A DISTANCE OF 159.71 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID COMBS TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID DENSON TRACT, AND CONTINUING IN ALL 255.85 FEET, TO A 5/8" IRON ROD FOUND;		
	<b>THENCE</b> NORTH 47 DEGREES 19 MINUTES 17 SECONDS EAST, CONTINUING ALONG THE NORTHWEST LINE OF SAID DENSON TRACT AND ALONG THE NORTHWEST LINE OF SAID CALLED 0.298 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT. AT A DISTANCE OF 58.80 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID DENSON TRACT, SAME BEING THE WESTERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT, AMD CONTINUING IN ALL 164.65 FEET, TO A 5/8" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT;		
, ON THIS DAY OFFICER WHOSE NAME ICUTED THE SAME FOR	<b>THENCE</b> SOUTH 49 DEGREES 49 MINUTES 55 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 0.298 ACRE TRACT AND THE NORTHEAST LINE OF SAID LOT 32, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 143.15 ACRE TRACT AND THE SOUTHWEST LINE OF SAID LOT 33, AT A DISTANCE OF 117.56 FEET, PASSING A 100-D NAIL FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 0.298 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 32, AND CONTINUING IN ALL 257.33 FEET, TO THE <b>POINT OF BEGINNING</b> , AND CONTAINING 2.286 ACRES OR 99,591 SQUARE FEET OF LAND, MORE OR LESS.		

## REPLAT OF LOTS 29R, 31R AND 32R, BLOCK 1 **MOUNTAIN VALLEY ADDITION**

BEING 2.286 ACRES OF LAND SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NO. 620, CITY OF JOSHUA JOHNSON COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 29, 31 AND 32, MOUNTAIN VALLEY ADDITION, UNIT ONE, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 21 PLAT RECORDS, JOHNSON COUNTY, TEXAS.

3 RESIDENTIAL LOTS PREPARED: OCTOBER, 2022



\_, ON THIS DAY