

JUL 9 14 AM 9:37

Approved by CC:

JUL 14 2014

**REQUEST FOR AGENDA PLACEMENT FORM**

**Submission Deadline - Tuesday, 12:00 PM before Court Dates**

**SUBMITTED BY: David Disheroon**

**TODAY'S DATE: 7/7/2014**

**DEPARTMENT:**

**X Public Works**

**SIGNATURE OF DEPARTMENT HEAD:**

**X \_\_\_\_\_**

**REQUESTED AGENDA DATE:**

**X July 14, 2014**

**SPECIFIC AGENDA WORDING: Consideration to approve the amended plat for Block 1 Lots 1 – 19, Block 2 Lots 20-33 and Block 3 Lots 34 – 50 in The Retreat Phase 11 Garden Home Addition to Block 77 Lots 1 - 19, Block 78 Lots 20- 33 and Block 79 Lots 34 – 50, located in Precinct 1.**

**PERSON(S) TO PRESENT ITEM: David Disheroon**

**SUPPORT MATERIAL: (Must enclose supporting documentation)**

**TIME: Ten Minutes**

**ACTION ITEM: X**

**WORKSHOP: \_\_\_\_\_**

(Anticipated number of minutes needed to discuss item)

**CONSENT: \_\_\_\_\_**

**EXECUTIVE: \_\_\_\_\_**

**STAFF NOTICE:**

**COUNTY ATTORNEY: \_\_\_\_\_**

**ISS DEPARTMENT: \_\_\_\_\_**

**AUDITOR: \_\_\_\_\_**

**PURCHASING DEPARTMENT: \_\_\_\_\_**

**PERSONNEL: \_\_\_\_\_**

**PUBLIC WORKS: \_\_\_\_\_**

**BUDGET COORDINATOR: \_\_\_\_\_**

**OTHER: \_\_\_\_\_**

**\*\*\*\*\*This Section to be Completed by County Judge's Office\*\*\*\*\***

ASSIGNED AGENDA DATE: \_\_\_\_\_

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE \_\_\_\_\_

COURT MEMBER APPROVAL \_\_\_\_\_

Date \_\_\_\_\_

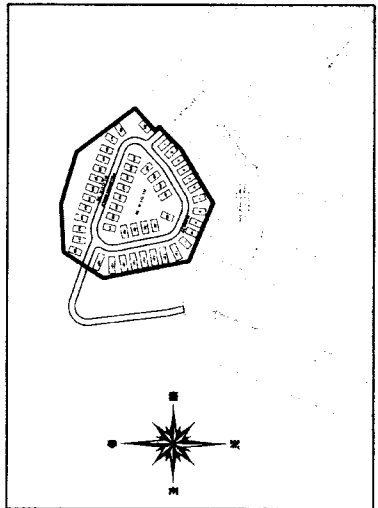
**JOHNSON COUNTY, TEXAS NOTES:**

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE-FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. UTILITY PROVIDERS:  
WATER SERVICE PROVIDED BY DOUBLE DIAMOND.  
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES, PHONE 817-556-4000.  
WASTEWATER SERVICES ARE PROVIDED BY DOUBLE DIAMOND.
5. FLOOD STATEMENT:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NO. 482510A25-1, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE FLOOD PLAIN).
6. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "X" MAP. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL SYSTEMS OR OTHER MANMADE OR SUBSIDRAGE CONDITIONS. THESE AREAS SHOULD BE MAINTAINED AS PART OF THE SUBJECT PROPERTY WHEN THE NOT STUDIED OR APPROVED AS PART OF THE MAP.
7. FLOOD NOTES:  
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.  
THE EXISTING CREEK OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
8. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS OR FOR THE CONTROL OF EROSION.  
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.  
JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
9. UTILITY EASEMENTS:  
ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT TO MOVE AND REPAIR UNDER ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROUNTS OR IMPROVEMENTS WHICH IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT AT ALL TIMES OF REPAIR, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT. PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT NECESSITY AT ANY TIME OF PROCEEDING THE PERMISSION OF ANYONE.
10. UTILITY EASEMENTS SHALL BE:  
10. UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE BOUNDARY.
11. RIGHT-OF-WAY DEDICATION:  
ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.
12. BUILDING LINES:  
10. REAR BUILDING LINES
13. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS, OR BOTH, FOR ANY PERSON WHO VIOLATES ANY PROVISIONS OF THIS INSTRUMENT. THE COUNTY CLERK'S DESCRIPTION IN THIS DEED OR CONVEYANCE, A CONTRACT FOR A DEED OR A PURCHASER UNLESS THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF NOT OPEN TO PUBLIC INSPECTION. THE COUNTY CLERK'S RECORDING OF THIS INSTRUMENT SHALL BE THE PERFORMER IS NOT OPEN TO PUBLIC INSPECTION. THE COUNTY CLERK'S RECORDING OF THIS INSTRUMENT SHALL BE THE PERFORMER IS NOT OPEN TO PUBLIC INSPECTION.
14. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.
15. PRIVATE SEWAGE FACILITY:  
ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.  
INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE THAT THE FACILITY MEETS THE MINIMUM STANDARDS FOR PRIVATE SEWAGE FACILITIES. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF INDIVIDUAL OPERATION OF THE FACILITY RESULTS IN OBJECTABLE COPIES, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.  
A PRIVATELY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM INSTALLED IN SUITABLE SOIL, CAN MAINTAIN FUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
16. DUES OF DEVELOPER/PROPERTY OWNER:  
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.  
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ADVANCE OR DOWNSTREAM PROPERTY OWNER OR IMPROVE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.  
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTINATED HEREON OR ACTUALLY EXISTING ON THE PROPERTY PORTINATED OF TEXAS OR THE UNITED STATES.  
JOHNSON COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTINATED HEREON OR ACTUALLY EXISTING ON THE PROPERTY PORTINATED OF TEXAS OR THE UNITED STATES.  
REPRESENTATIONS UPON WHOM JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OF DISAPPROVAL OF THIS PLAT.

**16. (REPEATED)**

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL, AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

**THE RETREAT  
PHASE 11  
GARDEN HOME ADDITION  
50 PAD SITES  
1,760 L.F. STREET**



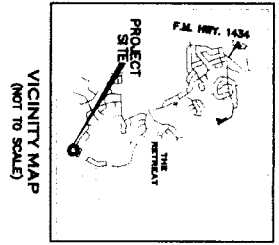
- SURVEYOR'S NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NAD2011).
  2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND TITLE THEREON WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT WOULD EXIST AND ARE NOT SHOWN.
  3. ALL CORNERS ARE 5/8" IRON RODS SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING UNLESS OTHERWISE NOTED."

**AMENDED PLAT  
SHOWING**

**THE RETREAT, PHASE 11  
GARDEN HOME ADDITION,  
AN ADDITION TO  
JOHNSON COUNTY, TEXAS.**

DOUBLE E. DIAMOND, INC.  
OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-19, BLOCK 77, LOTS 20-33, BLOCK 78, LOTS 34-50, BLOCK 79, THE RETREAT PHASE II, GARDEN HOME ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, THE SEVERAL LOTS, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

DOUBLE E. DIAMOND, INC.  
OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-19, BLOCK 77, LOTS 20-33, BLOCK 78, LOTS 34-50, BLOCK 79, THE RETREAT PHASE II, GARDEN HOME ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, THE SEVERAL LOTS, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREAS SHOWN HEREON.



DOUBLE E. DIAMOND, INC.  
BY RANDY GRAY, VICE PRESIDENT  
DATE: 7-2-14

STATE OF TEXAS  
COUNTY OF JOHNSON  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1 DAY OF July 2014,  
BY RANDY GRAY, AS VICE PRESIDENT OF DOUBLE DIAMOND, INC.

*Randy Gray*  
NOTARY PUBLIC

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

\_\_\_\_\_  
COUNTY JUDGE

PLAT RECORDED IN  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SUBJ \_\_\_\_\_  
DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

SURVEYOR'S CERTIFICATION  
THAT I, ROBERT T. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND DURING THE MONTHS OF MAY AND JUNE 2012 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

*Robert T. Young*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5400



• AMENDED TO CHANGE BLOCK NUMBERS

**TRANS TEXAS SURVEYING & MAPPING**

VIN L. DILLI DIVER RUD  
ELIZABETH, TEXAS 75825  
OFFICE: 817-555-3778  
FAX: 817-555-3835

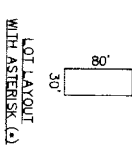
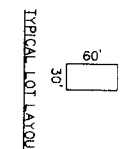
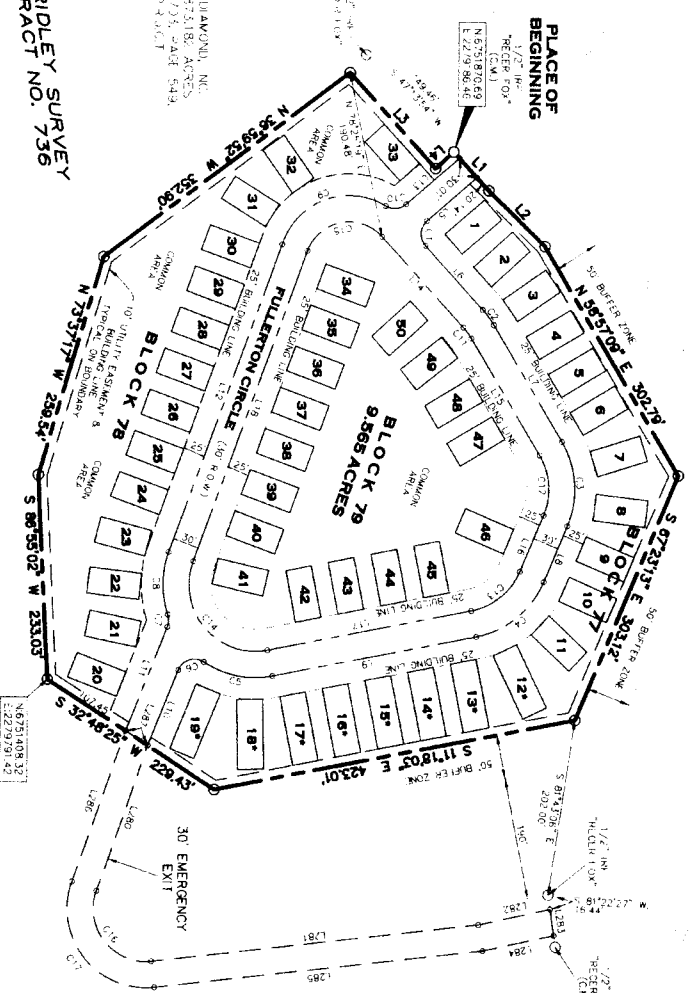
Scale: N.T.S. Date: 06/19/14 DWG: 20120040-FINAL PLAT  
Drawn: LBP Checked: RLY Job: 20120040



**LEGEND**  
 O IRS 5/8" IRON ROD SET  
 O CIRC WITH CAP STAMPED  
 CM TRANS TEXAS SURVEYING  
 CONTROLLING MONUMENT

THE RETREAT  
 PHASE 6,  
 VOLUME 9, PAGE 828  
 PLAT.

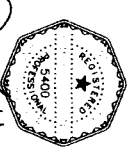
M.G. RIDLEY SURVEY  
 ABSTRACT NO. 736



AMENDED PLAT  
 SHOWING

THE RETREAT, PHASE 11  
 GARDEN HOME ADDITION,  
 AN ADDITION TO  
 JOHNSON COUNTY, TEXAS,  
 ACCORDING TO THE PLAT RECORDED IN VOLUME 10,  
 PAGE 861-863, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

*Robert J. Young*  
 Surveyor



**PROPERTY DESCRIPTION**  
 BEING 9.565 ACRES OF LAND LOCATED IN THE M.G. RIDLEY SURVEY, ABSTRACT NO. 736,  
 JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF CALLED 873.182 ACRE TRACT OF LAND  
 AS DESCRIBED IN A DEED RECORDED IN VOLUME 2703, PAGE 549, OFFICIAL PUBLIC RECORDS,  
 JOHNSON COUNTY, TEXAS (O.F.P.L.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS  
 FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "REC'D FOX" AT  
 THE SOUTHEAST CORNER OF LOT 20, BLOCK 49, THE RETREAT, PHASE 6,  
 ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 828, PLAT  
 RECORDS, JOHNSON COUNTY, TEXAS (P.L.C.T.), BEING IN THE SOUTHWEST  
 LINE OF FULLERTON DRIVE (A 60' RIGHT-OF-WAY);  
 THENCE N 47°13'54" E, CROSSING SAID FULLERTON DRIVE A DISTANCE OF 60.00  
 FEET TO THE SOUTHEAST CORNER OF SAID FULLERTON DRIVE;  
 THENCE CROSSING SAID 873.182 ACRE TRACT THE FOLLOWING BEARINGS AND  
 DISTANCES:

- N 44°11'00" E, A DISTANCE OF 90.53 FEET TO A 5/8" IRON ROD SET WITH A  
 CAP STAMPED "TRANS TEXAS SURVEYING";
- N 58°57'09" E, A DISTANCE OF 102.79 FEET TO A 5/8" IRON ROD SET WITH  
 A CAP STAMPED "TRANS TEXAS SURVEYING";
- S 67°23'13" E, A DISTANCE OF 303.12 FEET TO A 5/8" IRON ROD SET WITH  
 A CAP STAMPED "TRANS TEXAS SURVEYING", FROM WHICH A 1/2" IRON ROD  
 FOUND WITH A CAP STAMPED "REC'D FOX", BEARS S 81°43'06" E, A  
 DISTANCE OF 202.00 FEET;
- S 11°18'03" E, A DISTANCE OF 423.01 FEET TO A 5/8" IRON ROD SET WITH  
 A CAP STAMPED "TRANS TEXAS SURVEYING";
- S 32°48'25" W, A DISTANCE OF 229.43 FEET TO A 5/8" IRON ROD SET WITH  
 A CAP STAMPED "TRANS TEXAS SURVEYING";
- S 86°55'02" W, A DISTANCE OF 233.03 FEET TO A 5/8" IRON ROD SET WITH  
 A CAP STAMPED "TRANS TEXAS SURVEYING";
- N 23°17'17" W, A DISTANCE OF 289.54 FEET TO A 5/8" IRON ROD SET WITH  
 A CAP STAMPED "TRANS TEXAS SURVEYING";
- N 36°58'52" W, A DISTANCE OF 352.90 FEET TO A 5/8" IRON ROD SET WITH  
 A CAP STAMPED "TRANS TEXAS SURVEYING";
- N 47°32'00" E, A DISTANCE OF 146.82 FEET TO A 5/8" IRON ROD SET WITH  
 A CAP STAMPED "TRANS TEXAS SURVEYING";
- N 42°45'41" W, A DISTANCE OF 28.26 FEET TO THE PLACE OF BEGINNING  
 AND CONTAINING 9.565 ACRES OF LAND.

LINE	BEARING	DISTANCE
1	N 113°02'40" E	81.1204
2	N 44°11'00" E	90.53
3	N 58°57'09" E	102.79
4	S 67°23'13" E	303.12
5	S 11°18'03" E	423.01
6	S 32°48'25" W	229.43
7	S 86°55'02" W	233.03
8	N 23°17'17" W	289.54
9	N 36°58'52" W	352.90
10	N 47°32'00" E	146.82
11	N 42°45'41" W	28.26
12	N 113°02'40" E	81.1204
13	N 113°02'40" E	81.1204
14	N 113°02'40" E	81.1204
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43	N 113°02'40" E	81.1204
44	N 113°02'40" E	81.1204
45	N 113°02'40" E	81.1204
46	N 113°02'40" E	81.1204
47	N 113°02'40" E	81.1204
48	N 113°02'40" E	81.1204
49	N 113°02'40" E	81.1204
50	N 113°02'40" E	81.1204

LINE	BEARING	DISTANCE
1	N 113°02'40" E	81.1204
2	N 44°11'00" E	90.53
3	N 58°57'09" E	102.79
4	S 67°23'13" E	303.12
5	S 11°18'03" E	423.01
6	S 32°48'25" W	229.43
7	S 86°55'02" W	233.03
8	N 23°17'17" W	289.54
9	N 36°58'52" W	352.90
10	N 47°32'00" E	146.82
11	N 42°45'41" W	28.26
12	N 113°02'40" E	81.1204
13	N 113°02'40" E	81.1204
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45	N 113°02'40" E	81.1204
46	N 113°02'40" E	81.1204
47	N 113°02'40" E	81.1204
48	N 113°02'40" E	81.1204
49	N 113°02'40" E	81.1204
50	N 113°02'40" E	81.1204

DOUBLE DIAMOND, INC.  
 5405 BELLEVUE ROAD  
 DALLAS, TEXAS 75254  
 PHONE: (214) 706-9800

DATE: 06/19/14  
 DWG: 20120040-FINAL PLAT  
 CHECKED: RLY  
 JOB: 20120040

PLAT RECORDED IN  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY \_\_\_\_\_

\*NOT UNLESS RECORDED IN THE  
 PLAT RECORDS OF JOHNSON COUNTY,  
 TEXAS, WITHIN ONE (1) YEAR OF  
 THE DATE OF APPROVAL BY THE  
 COUNTY.

