

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 2:33 pm



JUL 27 2020

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

Backy Ivey  
County Clerk, Johnson County Texas  
BY md DEPUTY  
JERRY D. STRINGER  
Commissioner Pct. #3

KENNY HOWELL  
Commissioner Pct. #2

Carla Hester  
Assistant to Commissioner's Court

LARRY WOOLLEY  
Commissioner Pct. #4

STATE OF TEXAS

§  
§  
§

ORDER #2020-39

COUNTY OF JOHNSON

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended; and


WHEREAS, a motion was made by Commissioner Howell, Pct. #2 and seconded by Commissioner Bailey, Pct. #1 that stated: "I make the motion to approve for filing purposes only, a Plat of **Rustic Meadows**, Phase 3, Block A Lots 11-21, Block B Lots 47-49, Block C Lots 72-86, Block D Lots 87-103, Block E Lots 104-108, Block F Lots 109-121, in Johnson County, Texas, Precinct #2 and clarify that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 27<sup>th</sup> day of July, 2020.

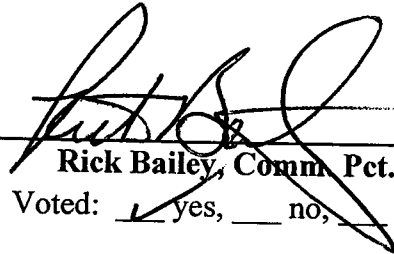
**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Rustic Meadows**, Phase 3, Block A Lots 11-21, Block B Lots 47-49, Block C Lots 72-86, Block D Lots 87-103, Block E Lots 104-108, Block F Lots 109-121, in Johnson County, Texas, Precinct #2 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.


**WITNESS OUR HAND THIS, THE 27<sup>th</sup> DAY OF JULY, 2020.**

  
\_\_\_\_\_  
**Roger Harmon, Johnson County Judge**


Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Rick Bailey, Comm. Pct. #1**

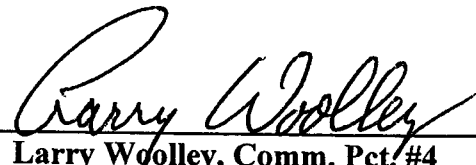
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Kenny Howell, Comm. Pct. #2**


Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Jerry D. Stringer, Comm. Pct. #3**

Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Larry Woolley, Comm. Pct. #4**

Voted:  yes,  no,  abstained

ATTEST:   
\_\_\_\_\_  
**Becky Ivey, County Clerk**



JUL 27 2020

**REQUEST FOR AGENDA PLACEMENT FORM**

**Approved**

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

**SUBMITTED BY:** David Disheroon      **TODAY'S DATE:** 07/17/2020

**DEPARTMENT:** Public Works

**SIGNATURE OF DEPARTMENT HEAD:** \_\_\_\_\_

**REQUESTED AGENDA DATE:** 07/27/2020

**SPECIFIC AGENDA WORDING:** Consideration of Order No. 2020-39, Order approving Final Plat of Rustic Meadows, Phase 3, Block A Lots 11-21, Block B Lots 47-49, Block C Lots 72-86, Block D Lots 87-103, Block E Lots 104-108, Block F Lots 109-121 in Precinct #2- Public Works Department

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

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

**TIME:** 10 minutes

**ACTION ITEM:** X

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

(Anticipated number of minutes needed to discuss item) **CONSENT:** \_\_\_\_\_

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

**STAFF NOTICE:**

**COUNTY ATTORNEY:** \_\_\_\_\_ **IT DEPARTMENT:** \_\_\_\_\_

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

**PERSONNEL:** \_\_\_\_\_ **PUBLIC WORKS:** X

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

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

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

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

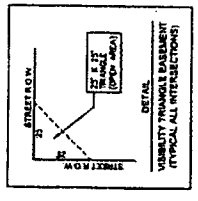
**COURT MEMBER APPROVAL** \_\_\_\_\_ **Date** \_\_\_\_\_

SCALE: 1" = 250'  
(11" X 24")

RIGHT OF WAY DEDICATION:  
40' FROM CENTER OF ROAD ON F.M. OR STATE  
30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

UTILITY EASEMENT:  
20' FROM LOT LINE IN FRONT VARIABLE WIDTH (SEE W 1031-2018)  
15' UTILITY EASEMENT FROM 20' ROAD (SEE W 1031-2018)  
5' FROM LOT LINE ON THE SIDES

BUILDING LINES:  
30' FROM LOT LINE (STATE HWY & F.M.)  
15' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)  
10' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)  
15' FROM LOT LINE ON REAR

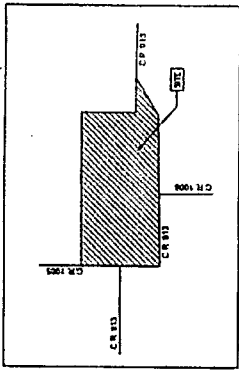


BLUE E & DASHED VERTICALLY  
VOL. 1031-2018

WALKING LINES AND DASHED LINES  
(TYPICAL FOR PHASE 3 LOTS)

| PHASE 3               | 205 LF  |
|-----------------------|---------|
| Frontage Way          | 205 LF  |
| Carrollville Lane     | 823 LF  |
| Rockledge Avenue      | 2826 LF |
| North Edge Street     | 2026 LF |
| TOTAL ROADWAY LENGTHS | 7340 LF |

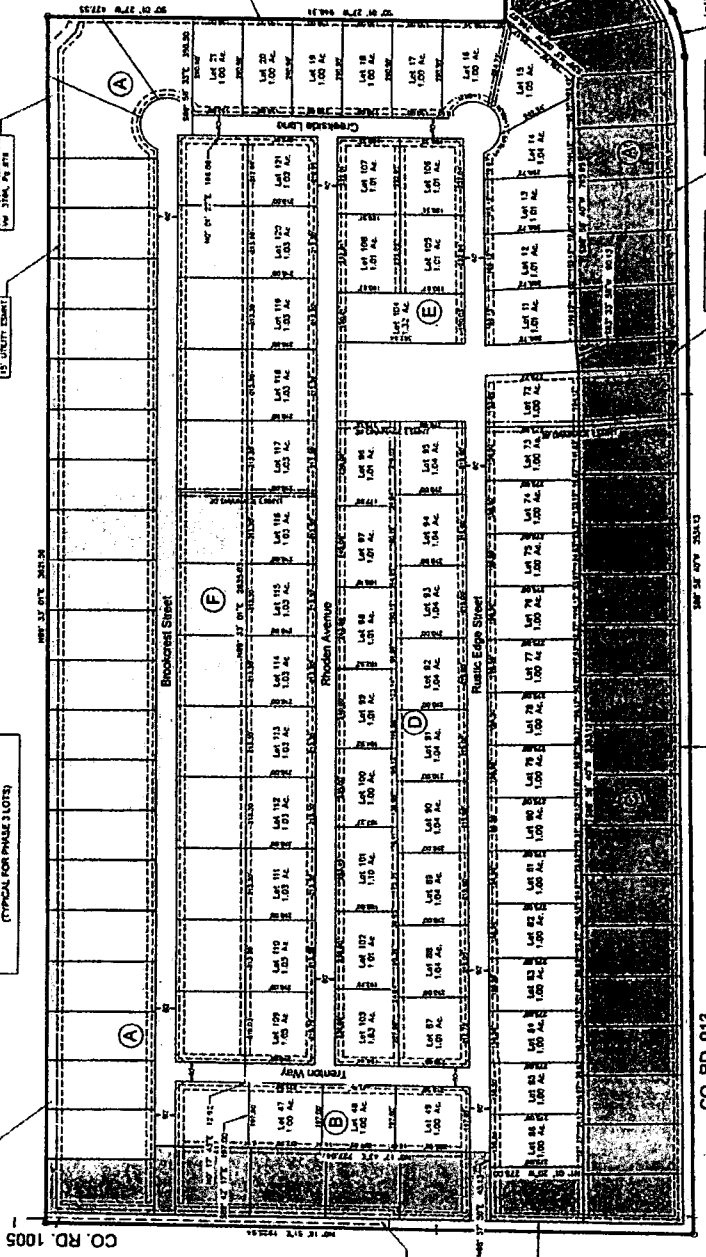
30' FROM LOT LINE  
W 1031-2018



VICINITY MAP

- PHASE 1
- PHASE 2
- PHASE 3

BEHAVIOR ASSOCIATION  
VOL. 1031-2018  
PROJECT



CO. RD. 913

I, MICHAEL W. WATKINS, PROFESSIONAL LAND SURVEYOR AND STATE OF TEXAS  
LICENSED UNDER NO. 12471, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A SURVEY PERFORMED BY ME OR THE PROJECT



MICHAEL W. WATKINS, P.L.S.  
TX REG. NO. 12471  
DATE: 7/13/20

UTILITY PROVIDERS  
WATER: JOHNSON CO. SUD. 817-760-5200  
ELECTRIC: UNITED COOP. SERVICES 817-782-8316  
SANITARY SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ENGINEER  
T3E, LLC  
296 COMANCHE TRAIL  
WEATHERFORD, TX 75097  
(281) 831-7532  
FORM REG. NO. 7-17181

DEVELOPER  
DOUBLESIDE PROPERTIES, LLC  
3045 LACUARD RD.  
FORT WORTH, TEXAS 76118  
(840) 399-8078

OWNER  
DOUBLESIDE PROPERTIES, LLC  
3045 LACUARD RD.  
FORT WORTH, TEXAS 76118  
(840) 399-8078

FINAL PLAT

**RUSTIC MEADOWS (PHASE 3)**  
BLOCK A: LOTS 11-21. BLOCK B: LOT 47-49. BLOCK C: LOTS 72-86.  
BLOCK D: LOTS 87-103. BLOCK E: LOTS 104-108. BLOCK F: LOTS 109-121.  
JOHNSON COUNTY, TEXAS

BEING 78.54 ACRES OUT OF THE M EDMUNDS SURVEY, ABSTRACT NO. 247

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 2019  
in Vol. \_\_\_\_\_ Pg. \_\_\_\_\_ of the  
Plat Records of Johnson County, Texas  
County Clerk, Johnson County

STATE OF TEXAS  
COUNTY OF JOHNSON

THESE COMES PROMPTLY LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:  
BEING A PLAT ACQUISITION OF LAND SITUATE IN THE W EDWARDS SURVEY, ABSTRACT NO. 241, AND BEING A PORTION OF TRACT C&M 1133, A CERTAIN TRACT OF LAND BELONGING TO WEDWARDS SURVEY, AS RECORDED IN PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND COMMENCEMENT AS SET FORTH IN THE INSTRUMENTS LOCATIONS, PHASE 1, AS SET FORTH IN A CERTAIN PLAT RECORDED IN JOHNSON COUNTY, TEXAS.

- TRACT SOUTH 21 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 64.70 FEET, TO THE POINT OF BEGINNING;
- TRACT SOUTH 19 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 19.20 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 18 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 31.40 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 17 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 31.33 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 16 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 16.09 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 15 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 33.88 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 14 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 64.44 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 13 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 16.57 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 12 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 78.58 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 11 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 36.13 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 10 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 31.40 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 09 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 43.13 FEET, TO A POINT FOR CORNER;
- TRACT SOUTH 08 BEING 43 ACRES 01 SQUARES 01, A DISTANCE OF 72.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.41, 2.99 34, 23.71, OR 78.34 ACRES OF LAND MORE OR LESS.

FOR THE REASON KNOWN TO ALL WHOSE THE PRESENT

*[Signature]*  
DATE: **7.15.2020**

BEING AND BEING RECORDED BEFORE ME BY *Darrell Seagins*  
ON THIS 15 DAY OF July, 2020

MY COMMISSION EXPIRES 10-9-2023



EXHIBIT B INDICATED ON THIS PLAT ARE FOR THE PURPOSES OF CONSTRUCTION, THE WALLS, FOUNDATION, ROOFING, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER NECESSARY UTILITIES, VALVES, PORTS, ABOVE GROUND CANALS, WELLS OR CONNECTIONS THEREIN, TOGETHER WITH THE ROUTES OF INGRESS AND EGRESS.

**OWNER**  
DOUBLESIDE PROPERTIES, LLC  
3045 LACKLAND RD.  
FORT WORTH, TEXAS 76116  
(840) 399-8079

**DEVELOPER**  
DOUBLESIDE PROPERTIES, LLC  
3045 LACKLAND RD.  
FORT WORTH, TEXAS 76187  
(840) 399-8079

**ENGINEER**  
TSE, LLC  
288 COMANCHE TRAIL  
WEATHERFORD, TX 76087  
(817) 999-7383  
FIRM REG. NO. F-17811

**SURVEYOR**  
PROSPECT SURVEYING  
3001 HULLEN ST., #102  
FORT WORTH, TX 76107  
(817) 999-7383  
FIRM NO. 1018487

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT  
ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
COUNTY JUDGE \_\_\_\_\_

**PLAT NOTES:**

- 1. THE APPROXIMATE AREA OF THE PLAT IS NOT LOCATED WITHIN THE CITY OF FORT WORTH.
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**PRIVATE SWYDGE FACILITY**

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**UTILITY EASEMENTS**

THE APPROXIMATE AREA OF THE PLAT IS NOT LOCATED WITHIN THE CITY OF FORT WORTH.

**PLAT NOTES**

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