

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 1:29 pm



AUG 10 2020

Becky Ivey  
County Clerk, Johnson County Texas  
BY WMM DEPUTY

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

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 #2020-46

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 Bailey, Pct. #1 and seconded by Commissioner Woolley, Pct. #4 that stated: "I make the motion to approve for filing purposes only, a Plat of **Cornerstone Pointe**, Lots 1-9, Block 1, in Johnson County, Texas, Precinct #1 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 10<sup>th</sup> day of August, 2020.

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

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **Cornerstone Pointe**, Lots 1-9, Block 1, in Johnson County, Texas, Precinct #1 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 10<sup>TH</sup> DAY OF AUGUST, 2020.**



**Roger Harmon, Johnson County Judge**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



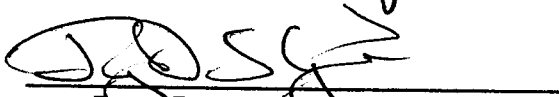
**Rick Bailey, Comm. Pct. #1**

Voted:  yes, \_\_\_ no, \_\_\_ abstained



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

Voted:  yes, \_\_\_ no, \_\_\_ abstained



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

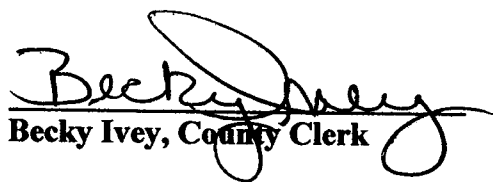
Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained



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

Voted: \_\_\_ yes, \_\_\_ no, \_\_\_ abstained

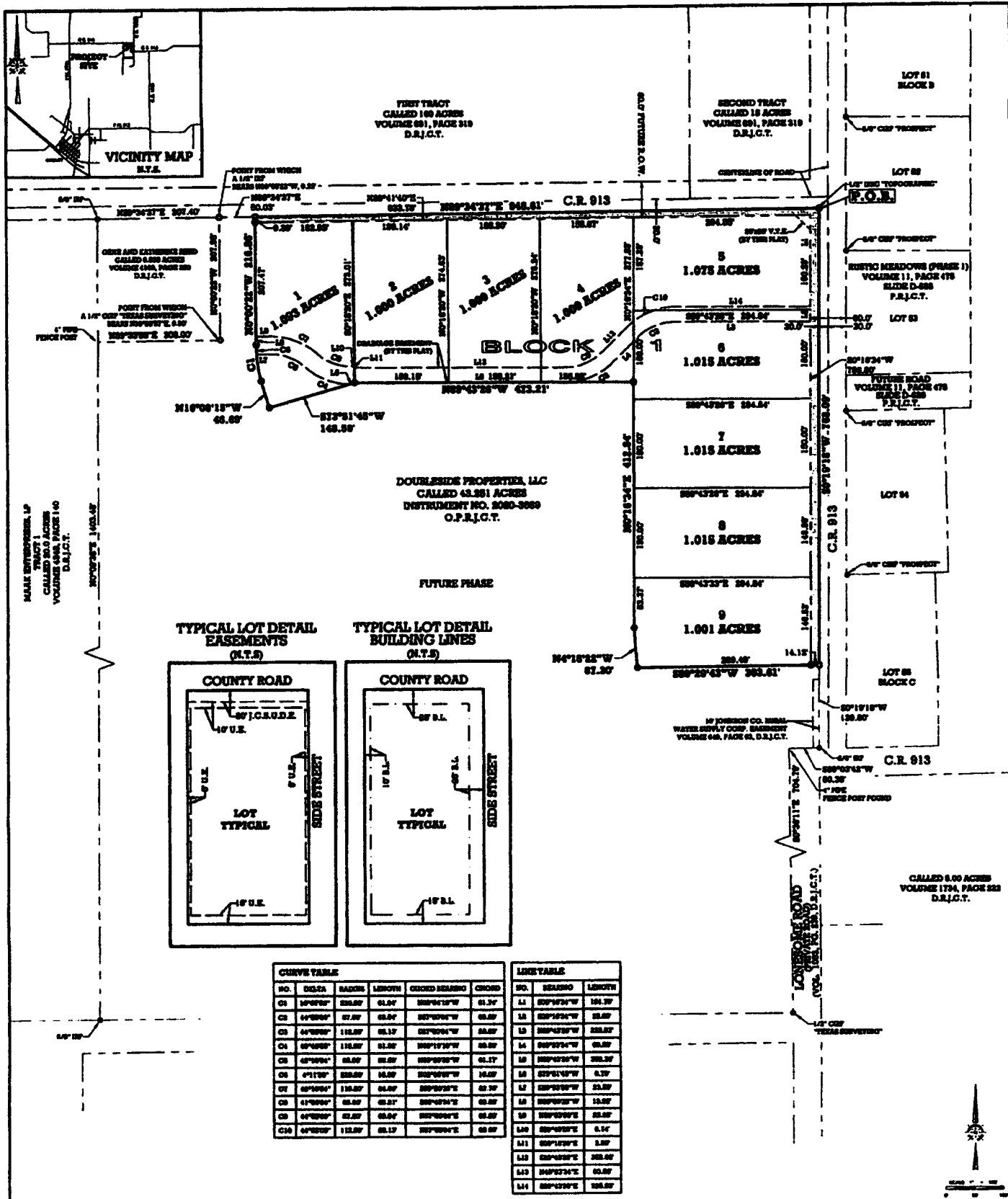
ATTEST:



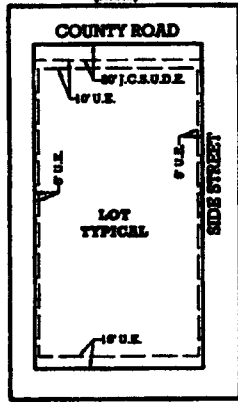
**Becky Ivey, County Clerk**



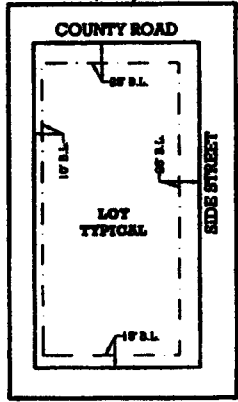




TYPICAL LOT DETAIL EASEMENTS (N.T.S)



TYPICAL LOT DETAIL BUILDING LINES (N.T.S)



NO.	BEARING	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C2	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C3	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C4	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C5	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C6	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C7	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C8	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C9	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C10	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C11	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C12	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C13	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00
C14	S89°00'00"W	250.00	63.00	S89°00'00"W	63.00

NO.	BEARING	LENGTH
L1	S89°00'00"W	100.00
L2	S89°00'00"W	100.00
L3	S89°00'00"W	100.00
L4	S89°00'00"W	100.00
L5	S89°00'00"W	100.00
L6	S89°00'00"W	100.00
L7	S89°00'00"W	100.00
L8	S89°00'00"W	100.00
L9	S89°00'00"W	100.00
L10	S89°00'00"W	100.00
L11	S89°00'00"W	100.00
L12	S89°00'00"W	100.00
L13	S89°00'00"W	100.00
L14	S89°00'00"W	100.00

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<ul style="list-style-type: none"> <li>SURVEY PROPERTY LINE</li> <li>ADJACENT LINE</li> <li>BOUNDARY</li> <li>EASMENT-OF-WAY DESIGNATION LINE</li> <li>EASMENT-OF-USE DESIGNATION LINE (0.40 OF AN ACRE)</li> <li>IRON ROD FOUND (BY) (AS NOTED)</li> <li>1/4" IRON ROD SET WITH CAP BEARING "TOPOGRAPHIC"</li> <li>CALCULATED CORNER</li> </ul>	O.P.R.I.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.P.R.I.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.I.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS C.C.S. = CROSS CORNER P.O.B. = PLACE OF BEGINNING V.T.E. = VISIBLE TRIANGLE CORNER B.L. = BUILDING LINE U.E. = UTILITY EASEMENT J.C.S.D.E. = JOHNSON COUNTY SPECIAL UTILITY DEPARTMENT EASEMENT	DOUBLESIDE PROPERTIES, LLC 2045 LACE AND ROAD FORT WORTH, TX 76116	<b>LOTS 1-4, BLOCK 1            CORNERSTONE POINTS            PHASE I</b> AN ADDITION TO JOHNSON COUNTY, TEXAS 8.261 ACRES CITY OF JOHNSON COUNTY SCHOOL LAND SURVEY INSTRUMENT NO. 42
		<b>SURVEYOR/ENGINEER</b>	
		<b>TOPOGRAPHIC</b> LOYALTY ENGINEERING LEGACY <small>MEMBER COMPANY OF THE SURVEYING PROFESSION IN THE STATE OF TEXAS</small>	FILE: FP_DR_LONESOME ROAD_20200727 DRAFT: PCN SHEET: 1 OF 2
			REVISION CHECKED: SED DATE: 07/27/2020 <b>0</b>

**NOTICE OF DEVELOPER/ PROPERTY OWNER**

- 1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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.
2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR BAYOU, RIVULET OR TRAILER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING OR THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTE OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

**FILING A PLAT IS NOT ACCEPTANCE OF RIGHTS FOR COUNTY MAINTENANCE**

- 1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS SUBJECT TO COUNTY MAINTENANCE. NO ROADS, STREETS OR PARALLELWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PARALLELWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PARALLELWAY FOR COUNTY MAINTENANCE.

**FILING A PLAT**

- 1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
2. 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.

**UTILITY EASEMENT**

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY OBSTACLES OR INTERFERES WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM 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.

**WATER:** JOHNSON COUNTY SPECIAL UTILITY DISTRICT 817-760-8200

**SEPTIC:** PRIVATE INDIVIDUAL SEPTIC SYSTEMS

**ELECTRIC:** UNITED COOPERATIVE SERVICES 817-783-8318

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

**UTILITY EASEMENT:**
30' I.C.S.U.D. EASEMENT FROM LINE IN FRONT
15' UTILITY EASEMENT FROM I.C.S.U.D. EASEMENT
15' FROM LOT LINE IN BACK
5' FROM LOT LINE ON SIDES

**BUILDING LINES:**
50' FROM LOT LINE (STATE HWY & F.M.)
25' FROM LOT LINE (COUNTY ROADS OR ROADS IN A SUBDIVISION)
15' FROM LOT LINE ON REAR
10' FROM LOT LINE ON SIDES

APPROVED BY JOHNSON COUNTY COMMISSIONERS
COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

COUNTY JUDGE

PLAT RECORDED IN

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ BLADE \_\_\_\_\_

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

**GENERAL NOTES:**

- 1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARING, DISTANCES, ACRES AND COORDINATE VALUES CONTAINED HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983, USING A CORNER SCALE FACTOR OF 1.00012.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJONER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48861C0248, REVISION DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. ALL CORNERS MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET UNLESS NOTED OTHERWISE.
8. THE 20' EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT RECORDED IN INSTRUMENT 808-21808, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS DOES NOT RELIEVE THE SUBJECT PROPERTY. HOWEVER THE DOCUMENT LACKS ANY GEOMETRIC DATA RELATED TO THE PROPERTY BOUNDARIES THEREFORE THIS SURVEYOR IS UNABLE TO ACCURATELY LOCATE THIS EASEMENT.

**PLAT NOTES**

- 1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

**PRIVATE SEWAGE FACILITY**

- 1. 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.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODOORS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN IF THE AMOUNT OF WATER THAT IS REQUIRED TO IMPOSE 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.

**FLOOD STATEMENT**

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C-0126-L, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X". DETERMINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- 1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". 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 COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
6. 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.

**INDEMNITY**

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 JOINTLY AND SEVERALLY TO 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 ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS DOUBLESIDE PROPERTIES, LLC IS THE OWNER OF A TRACT OF LAND IN THE JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 443, JOHNSON COUNTY, TEXAS AND BEING A PART OF A CALLED 43.81 ACRE TRACT DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 8080-2889 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AND AT A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET AT THE NORTHEAST CORNER OF SAID 43.81 ACRE TRACT AND BEING IN THE INTERSECTION OF COUNTY ROAD 913 (EAST-WEST) AND COUNTY ROAD 913 (NORTH-SOUTH):

THENCE SOUTH 0°19'18" WEST, WITH THE EAST LINE OF SAID 43.81 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 913, A DISTANCE OF 788.09 FEET;

THENCE OVER AND ACROSS SAID 43.81 ACRE TRACT THE FOLLOWING:

SOUTH 89°29'43" WEST, AT 14.12 FEET PASSING A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET, IN ALL A DISTANCE OF 303.61 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

NORTH 41°18'28" WEST, A DISTANCE OF 67.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

NORTH 01°26'41" EAST, A DISTANCE OF 618.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

NORTH 86°47'58" WEST, A DISTANCE OF 473.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

SOUTH 73°51'48" WEST, A DISTANCE OF 148.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

NORTH 19°08'15" WEST, A DISTANCE OF 46.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET;

THENCE NORTH 89°29'43" WEST, WITH THE NORTH LINE OF SAID 43.81 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 913, A DISTANCE OF 948.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.881 ACRES OF LAND.

**NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS**

THAT DOUBLESIDE PROPERTIES, LLC, THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DEDICATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-3, BLOCK 1 OF CORNERSTONE POINTE, PHASE I, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: [Signature] DATE: 7/28/2020
NAME: Darrell Scogins
TITLE: President & CEO

SWORN AND SUBSCRIBED BEFORE ME BY Darrell Scogins
THIS THE 28 DAY OF July, 2020.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 10-9-2023



**CERTIFICATION:**

THAT I, ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 14, 20, & DECEMBER 13, 2019 AND JANUARY 21, 2020.

[Signature]
E. ERIK DUMAS, P.L.S. NO. 5371



Table with 4 columns: LEGEND, ABBREVIATIONS, OWNER, FINAL PLAT. Includes details on subject property lines, abbreviations for O.P.R.I.C.T., D.R.I.C.T., etc., owner information for Doubleside Properties, LLC, and final plat details for Lots 1-3, Block 1, Cornerstone Pointe Phase I.