

JUL 26 2021

Approved

REQUEST FOR AGENDA PLACEMENT FORM

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

SUBMITTED BY: David Disheroon **TODAY'S DATE:** 07/12/2021

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: _____

REQUESTED AGENDA DATE: 07/26/2021

SPECIFIC AGENDA WORDING: Public Hearing to Revise the Plat of Cornerstone Pointe, Phase 1, Lots 1-6, to form Lots 1-R through 6-R in Precinct #1

Consideration of Order No. 2021-50, Order approving Revised Plat of Cornerstone Pointe, Phase 1, Lots 1-6, to form Lots 1-R through 6-R in Precinct #1- Public Works Department

PERSON(S) TO PRESENT ITEM: David Disheroon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u> X </u>
	WORKSHOP _____
(Anticipated number of minutes needed to discuss item)	CONSENT: _____
	EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____	IT DEPARTMENT: _____
AUDITOR: _____	PURCHASING DEPARTMENT: _____
PERSONNEL: _____	PUBLIC WORKS: <u> X </u>
BUDGET COORDINATOR: _____	OTHER: _____

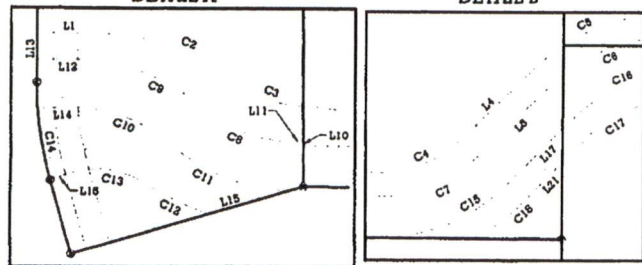
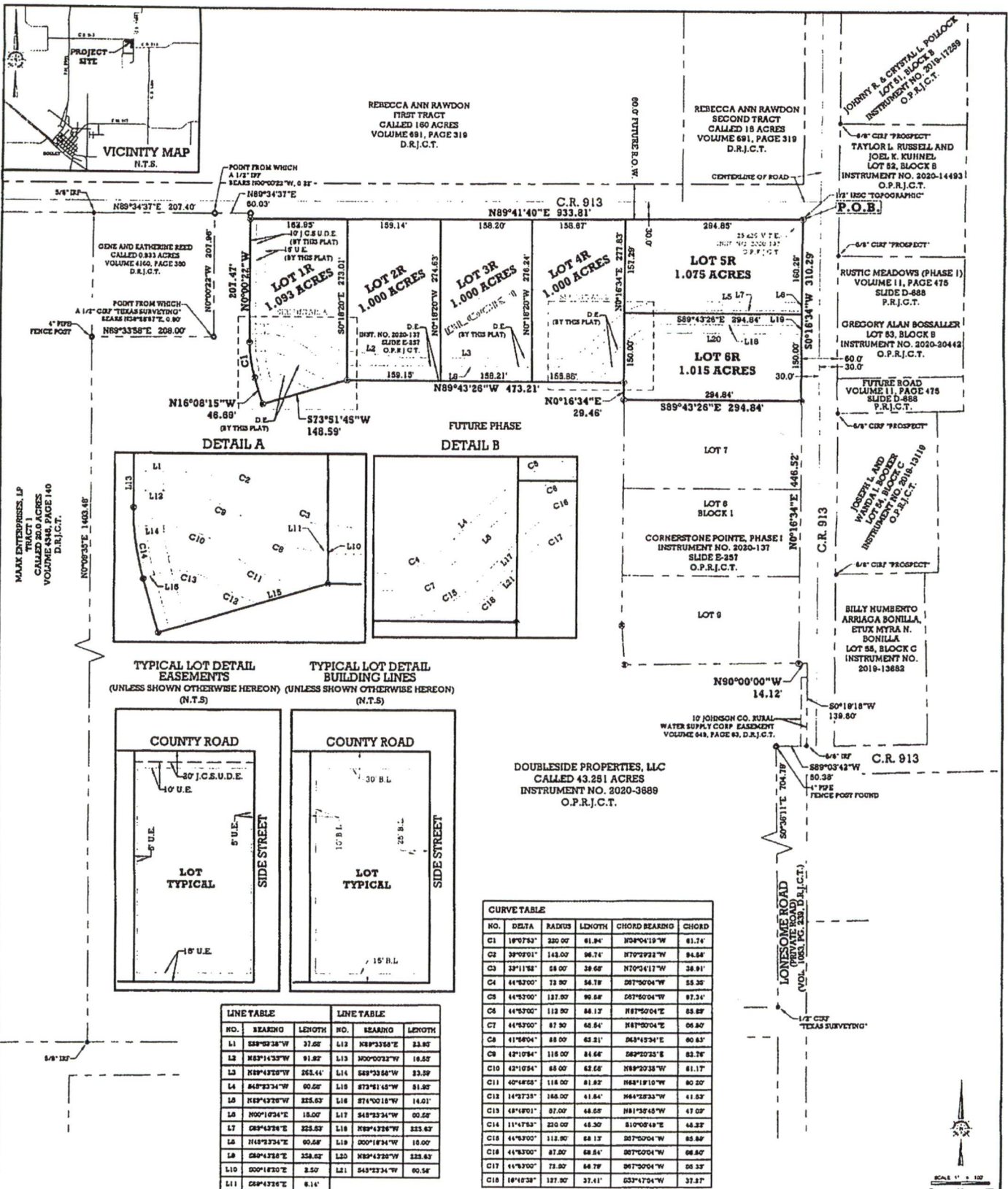
*****This Section to be Completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

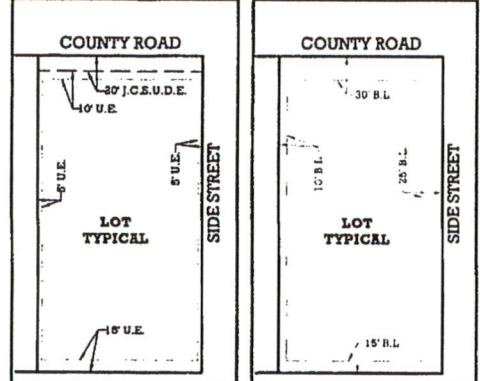
COURT MEMBER APPROVAL _____ Date _____

E-MAILED JUL 16 2021



TYPICAL LOT DETAIL EASEMENTS (UNLESS SHOWN OTHERWISE HEREON) (N.T.S.)

TYPICAL LOT DETAIL BUILDING LINES (UNLESS SHOWN OTHERWISE HEREON) (N.T.S.)



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°02'38\"W	31.02'	L12	N89°33'58\"W	23.80'
L2	N89°14'33\"W	91.82'	L13	N00°00'22\"W	16.52'
L3	N89°43'02\"W	263.41'	L14	S48°33'58\"W	23.39'
L4	S48°33'34\"W	90.26'	L15	S73°51'45\"W	91.30'
L5	N89°43'02\"W	225.63'	L16	S74°00'18\"W	14.01'
L6	N00°10'24\"E	15.00'	L17	S48°33'34\"W	90.26'
L7	S89°43'02\"E	225.63'	L18	N89°43'02\"W	225.63'
L8	N16°08'15\"E	90.26'	L19	S00°18'34\"W	16.00'
L9	S89°43'02\"E	225.63'	L20	N89°43'02\"W	225.63'
L10	S00°18'30\"E	2.50'	L21	S48°33'34\"W	90.26'
L11	S89°43'02\"E	6.14'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	19°07'53\"	320.00'	61.84'	N0°04'19\"W	61.74'
C2	39°02'01\"	143.00'	96.71'	N7°03'22\"W	84.64'
C3	39°11'58\"	88.00'	38.60'	N7°03'41\"W	38.91'
C4	41°53'00\"	72.90'	56.18'	S67°50'04\"W	55.30'
C5	41°53'00\"	137.90'	90.68'	S67°50'04\"W	87.24'
C6	41°53'00\"	112.90'	86.17'	N67°50'04\"E	85.89'
C7	41°53'00\"	87.90'	68.54'	N67°50'04\"E	68.80'
C8	41°56'04\"	88.00'	68.21'	S63°43'34\"E	60.63'
C9	42°10'54\"	116.00'	81.68'	S62°20'23\"E	63.78'
C10	42°10'54\"	68.00'	62.65'	N89°20'23\"W	61.17'
C11	40°48'28\"	116.00'	81.82'	N64°18'10\"W	80.20'
C12	14°27'33\"	168.00'	61.84'	N44°28'33\"W	61.93'
C13	48°18'01\"	97.00'	68.58'	N81°32'45\"W	67.09'
C14	11°47'53\"	220.00'	48.30'	S10°08'48\"E	48.23'
C15	41°53'00\"	112.90'	86.17'	S67°50'04\"W	85.89'
C16	41°53'00\"	87.90'	68.54'	S67°50'04\"W	68.80'
C17	41°53'00\"	72.90'	56.79'	S67°50'04\"W	56.37'
C18	18°18'38\"	137.90'	37.41'	S33°17'54\"W	37.37'

LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<ul style="list-style-type: none"> SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT BUILDING LINE DRAINAGE EASEMENT (D.E.) BY THIS PLAT IRON ROD FOUND (AS NOTED) 1/2\" IRON ROD SET WITH CAP STAMPED \"TOPOGRAPHIC\" CALCULATED CORNER 	<ul style="list-style-type: none"> O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS DEED = DEED CALLS P.O.B. = PLACE OF RECORDING V.T.E. = VELOCITY TRIANGLE EASEMENT B.L. = BUILDING LINE D.E. = DRAINAGE EASEMENT V.E. = UTILITY EASEMENT J.C.S.U.D.E. = JOHNSON COUNTY SOCIAL UTILITY DISTRICT EASEMENT 	DOUBLESIDE PROPERTIES, LLC 3048 LACKLAND ROAD FORT WORTH, TX 76118 (840) 398-8078	LOTS 1R-6R, BLOCK 1 CORNERSTONE POINTE-PHASE I BEING A REPLAT OF LOTS 1-6, BLOCK AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS
		SURVEYOR/ENGINEER	
		TOPOGRAPHIC LOYALTY INNOVATION LEGACY 107 EVERMAN PARKWAY, DR. 148 - FT. WORTH, TEXAS 76104 TELEPHONE: (817) 744-9113 FAX: (817) 744-9118 TEXAS P.L.C. NO. 239 D.R.J.C.T. WWW.TOPOGRAPHIC.COM	FILE: FP_REPLAT_DR_LONESOME ROAD_20210623 DRAFT: FCN SHEET: 1 OF 2
			REVISION CHECK: SED DATE: 06/23/2021 0

DUTIES 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 OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR BEHOLD, DEPUTE OR TRANSFER 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 ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES 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 THUTFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS, STREETS AND COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY 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 PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY 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 SUBDIVISIONS 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 ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY 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 INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLS, 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 817-780-8200

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:
UNITED COOPERATIVE SERVICES 817-768-6316

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

UTILITY EASEMENTS:
20' C.S.U.D. EASEMENT FROM LINE IN FRONT
10' UTILITY EASEMENT FROM J.C.S.U.D. EASEMENT
18' UTILITY EASEMENT FROM LOT LINE IN BACK
8' UTILITY EASEMENT FROM LOT LINE ON THE SIDES

BUILDING LINES:
50' FROM LOT LINE (STATE HWY & P.M.)
30' 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 _____, 2021.

COUNTY JUDGE _____

PLAT RECORDED IN: _____

INSTRUMENT NO. _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 16" X 24"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREON ARE GROUND BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY 1983, NORTH AMERICAN DATUM 1983, USING A COMBINED 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 NEITHER 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. ADJOINER 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 48251C0135, REVISED DECEMBER 4, 2012, THE SUBJECT PROPERTY APPEARS TO LIE 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 27' EASEMENT TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT RECORDED IN INSTRUMENT 2008-21609, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS DOES REFER TO THE SUBJECT PROPERTY. HOWEVER THE DOCUMENT LACKS ANY GEOMETRICAL 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 OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SHALL BE INSTALLED IN SUITABLE SOIL, CAP MALFUNCTION 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.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C-0135-I, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", DEFINED 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 TRAVERSING 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 TRAVERSED 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 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 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 LOTS 1-6 OF CORNERSTONE POINTE, PHASE I, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 137-2020, SLIDE 1: 287 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS.

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 DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1R-6R, 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: 6/23/2021
NAME: Darrell Scogias
TITLE: Secretary

SWORN AND SUBSCRIBED BEFORE ME BY *[Signature]*
THIS THE 23 DAY OF June, 2021.

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



CERTIFICATION:

THAT I, S. ERIC 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] 6/23/2021
S. ERIC DUMAS, R.P.L.S. NO. 5371



LEGEND	ABBREVIATIONS	OWNER	FINAL PLAT
<p>SUBJECT PROPERTY LINE</p> <p>ADJOINER LINE</p> <p>EASEMENT</p> <p>BUILDING LINE</p> <p>DRAINAGE EASEMENT (D.E.) BY THIS PLAT</p> <p>● 3/8" IRON ROD FOUND (RT) (AS NOTED)</p> <p>○ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</p> <p>◎ CALCULATED CENTER</p>	<p>O.P.&G.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS</p> <p>D.R.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS</p> <p>P.L.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS</p> <p>(XXXX) = DEED CALLS</p> <p>P.O.B. = PLACE OF BEGINNING</p> <p>V.T.E. = VISIBLE TRIANGLE EASEMENT</p> <p>B.L. = BUILDING LINE</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>U.E. = UTILITY EASEMENT</p> <p>J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT</p>	<p>DOUBLESIDE PROPERTIES, LLC 5445 LACKLAND ROAD FORT WORTH, TX 78116 (840) 398-8078</p> <p>SURVEYOR/ENGINEER</p> <p>TOPOGRAPHIC LOYALTY INNOVATION LEGACY 1100 WESTBANK PARKWAY, SUITE 100, FORT WORTH, TEXAS 76104 TELEPHONE: (817) 644-7313 FAX: (817) 644-7340 15243 FPM REGULATORY CONSULTANTS WWW.TOPOGPHIC.COM</p>	<p>LOTS 1R-6R, BLOCK 1 CORNERSTONE POINTE-PHASE I BEING A REPLAT OF LOTS 1-6, BLOCK AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 137-2020 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS</p> <p>FILE: FP_REPLAT_DR_LONESOME ROAD_20210623 REVISION</p> <p>DRAFT: FCN CHECK: SED</p> <p>SHEET: 2 OF 2 DATE: 06/23/2021</p> <p style="text-align: right; font-size: 2em;">0</p>

JOHNSON COUNTY COMMISSIONERS COURT

JUL 26 2021



Becky Ivey, County Clerk
Johnson County Texas
By [Signature] Deputy

RICK BAILEY
Commissioner Pct. #1

ROGER HARMON
County Judge

MIKE WHITE
Commissioner Pct. #3

KENNY HOWELL
Commissioner Pct. #2

PAULA REID
Assistant to Commissioner's Court

LARRY WOOLLEY
Commissioner Pct. #4

STATE OF TEXAS

§
§
§

ORDER #2021-50

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT
PURSUANT TO SECTION 232.009 (c-1) OF THE
TEXAS LOCAL GOVERNMENT CODE**

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 as 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 approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

WHEREAS, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the central appraisal district of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land; and


WHEREAS, a motion was made by Commissioner Bailey, Pct. #1 and seconded by Commissioner Howell, Pct. #2 that stated: "I make the motion to approve the revision of the plat of **Cornerstone Pointe**, Phase 1, Lots 1-6, to form Lots 1-R through 6-R in Johnson County, Texas, Precinct #1."

Said motion was approved by a vote of the Commissioners Court on the 26th day of July 2021.


NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this order approving the revision of the plat of "**Cornerstone Pointe**, Phase 1, Lots 1-6, to form Lots 1-R through 6-R in Johnson County, Texas, Precinct #1."

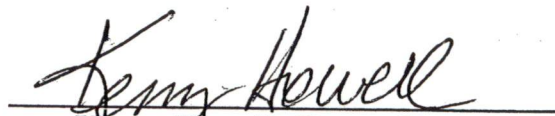
WITNESS OUR HAND THIS, THE 26TH DAY OF JULY 2021.


Roger Harmon, Johnson County Judge

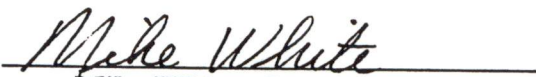
Voted: yes, ___ no, ___ abstained


Rick Bailey, Comm. Pct. #1

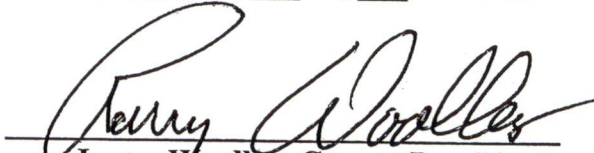
Voted: yes, ___ no, ___ abstained


Kenny Howell, Comm. Pct. #2

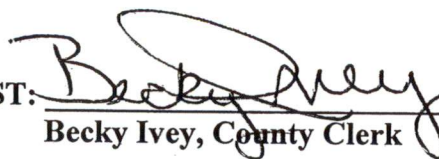
Voted: yes, ___ no, ___ abstained


Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained


Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk

