

JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 2:31pm



JUN 24 2019

Becky Ivey  
County Clerk, Johnson County Taxes  
BY ma DEPUTY  
JERRY D. STRINGER  
Commissioner Pct. #3  
LARRY WOOLLEY  
Commissioner Pct. #4

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

KENNY HOWELL  
Commissioner Pct. #2

Carla Hester  
Assistant to Commissioner's Court

STATE OF TEXAS

§  
§  
§

COUNTY OF JOHNSON

ORDER #2019-32

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 2, Block A; Lots 22-44, Block B; Lot 46; and Block F; Lots 122-134, 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 24<sup>th</sup> day of June, 2019.

Filed For Record

JUN 24 2010

DEPUTY  
BY  
County Clerk, Johnson County, Texas  
Heckler, Ivy



Johnson County, Texas  
County Clerk's Office  
1000 North Loop West  
P.O. Box 1000  
Dallas, Texas 75201

[Faint, mostly illegible text, likely a legal document or court order]

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

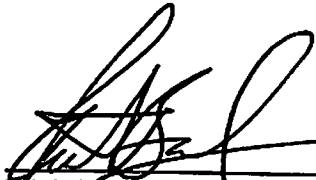
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of Rustic Meadows, Phase 2, Block A; Lots 22-44, Block B; Lot 46; and Block F; Lots 122-134, in Johnson County, Texas, Precinct #2 for filing purposes only and clarifying that the filing of the plat which 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 24<sup>th</sup> DAY OF JUNE, 2019.**



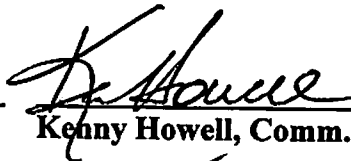
**Roger Harmon, Johnson County Judge**

Voted:  yes,  no,  abstained



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

Voted:  yes,  no,  abstained



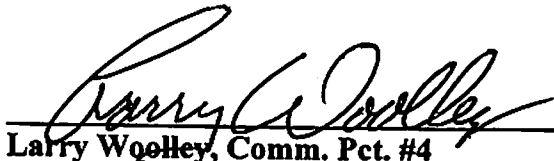
**Kenny Howell, Comm. Pct. #2**

Voted:  yes,  no,  abstained



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

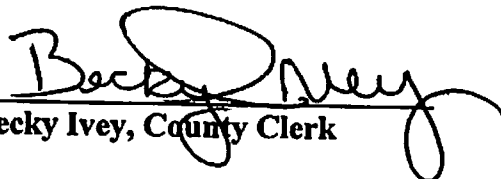
Voted:  yes,  no,  abstained



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

Voted:  yes,  no,  abstained

ATTEST:

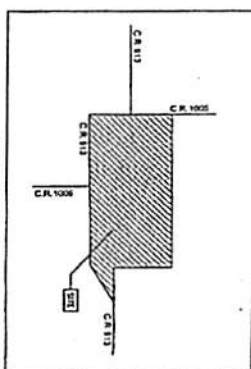
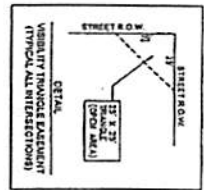
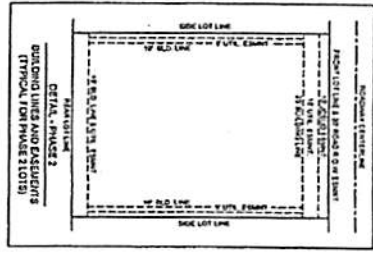
  
**Becky Ivey, County Clerk**



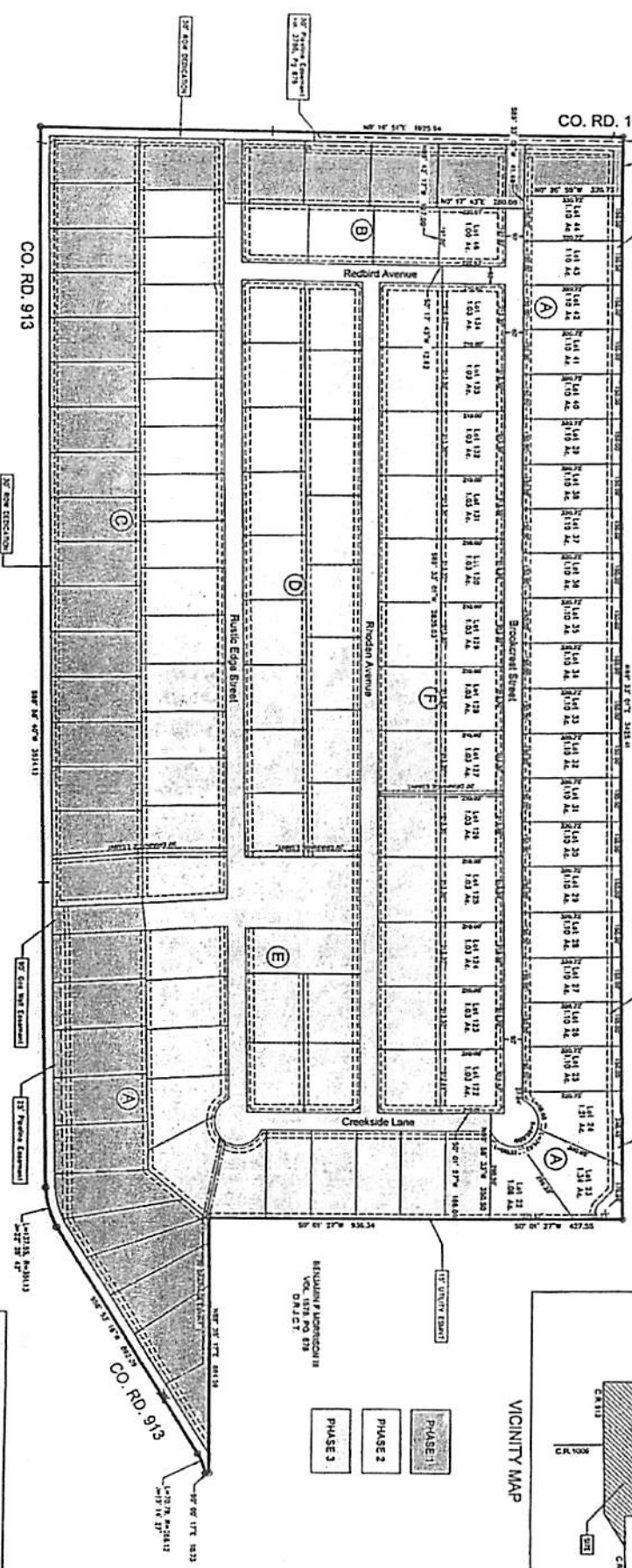
**POINT OF VIEW REGISTRATION**  
 47' FROM CENTER OF ROAD ON PL. ON STATE  
 25' FROM CENTER OF COUNTY ROAD ON R.O.D.S. IN A SUBDIVISION

**UTILITY FEATURES:**  
 15' FROM LOT LINE (FROM LOT LINE) ALIGNED  
 15' FROM LOT LINE (FROM LOT LINE) ALIGNED  
 15' FROM LOT LINE (FROM LOT LINE) ALIGNED  
 15' FROM LOT LINE (FROM LOT LINE) ALIGNED

**RECORDING NOTES:**  
 15' FROM LOT LINE (FROM LOT LINE) ALIGNED  
 15' FROM LOT LINE (FROM LOT LINE) ALIGNED  
 15' FROM LOT LINE (FROM LOT LINE) ALIGNED



- PHASE 1
- PHASE 2
- PHASE 3



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

**UTILITY PROVIDERS**  
 WATER: JOHNSON CO. SUP. 817-768-5300  
 ELECTRIC: UNITED COOP. SERVICES 817-752-3318  
 SANITARY SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

I, UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR, NO. 1004, STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY REPRODUCED ON THIS CONDUIT UNDER MY DIRECT SUPERVISION.  
 WITNESSED MY HAND AND SEAL AT FORT WORTH, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**OWNER:** DOUBLESIDE PROPERTIES, LLC  
 3045 LACONLAND RD.  
 FORT WORTH, TEXAS 76118  
 (817) 359-8819

**DEVELOPER:** DOUBLESIDE PROPERTIES, LLC  
 3045 LACONLAND RD.  
 FORT WORTH, TEXAS 76118  
 (817) 359-8819

**ENGINEER:** T3E, LLC  
 266 COMANCHE TRAIL  
 WEATHERFORD, TX 76087  
 (817) 631-7532  
 FIRM REG. NO. F-171811

**SURVEYOR:** PROSPECT SURVEYING  
 3801 HILIER ST. #102  
 FORT WORTH, TX 76107  
 (817) 599-7355  
 FIRM NO. 13194587

**FINAL PLAT**  
**RUSTIC MEADOWS (PHASE 2)**  
 BLOCK A: LOTS 22-44, BLOCK B: LOT 46, BLOCK F: LOTS 122-134,  
 JOHNSON COUNTY, TEXAS  
 BEING 41.89 ACRES OUT OF THE M. EDWARDS SURVEY, ABSTRACT NO. 347

SECTION 44.00 APPLICABLE OUT OF THE 14 EDITIONS SURVEY, ABSTRACT NO. 2417  
JOHNSON COUNTY, TEXAS  
BLOCK A: LOTS 22-44, BLOCK B: LOT 46, BLOCK F: LOTS 122-134,  
RUSTIC MEADOWS (PHASE 2)  
FINAL PLAT

Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 2018  
By \_\_\_\_\_ of \_\_\_\_\_  
County Clerk, Johnson County

THE APPLICANT HAS FILED THIS INSTRUMENT WITH THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, FOR RECORDATION AND TO BE A PART OF THE PUBLIC RECORDS OF SAID COUNTY. THE APPLICANT HAS FILED THIS INSTRUMENT WITH THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, FOR RECORDATION AND TO BE A PART OF THE PUBLIC RECORDS OF SAID COUNTY. THE APPLICANT HAS FILED THIS INSTRUMENT WITH THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, FOR RECORDATION AND TO BE A PART OF THE PUBLIC RECORDS OF SAID COUNTY.

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APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
COUNTY JUDGE

THE APPLICANT HAS FILED THIS INSTRUMENT WITH THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, FOR RECORDATION AND TO BE A PART OF THE PUBLIC RECORDS OF SAID COUNTY. THE APPLICANT HAS FILED THIS INSTRUMENT WITH THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, FOR RECORDATION AND TO BE A PART OF THE PUBLIC RECORDS OF SAID COUNTY.



Notary Public State of Texas  
Commission Expires 12/12/2020  
Signature: \_\_\_\_\_  
Date: 6/18/2018

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OWNER: DOUTSCODE PROPERTIES, LLC  
3045 LACONIA RD.  
FORT WORTH, TEXAS 76116  
(817) 398 - 8078

DEVELOPER: DOUTSCODE PROPERTIES, LLC  
3045 LACONIA RD.  
FORT WORTH, TEXAS 76116  
(817) 398 - 8078

SMOENBERG THE, LLC  
288 COMMERCE TRAIL  
WEATHERFORD, TX 79087  
(817) 631 - 7523  
PRAJ PRAJ, INC. P-17011

SURVEYOR: PROSPECT SURVEYING  
3601 JULEN ST. #102  
FORT WORTH, TX 76107  
(817) 909 - 7323  
I SURV. NO. 10194287