

JOHNSON COUNTY COMMISSIONERS COURT

NOV 23 2020



Becky Ivey
County Clerk Johnson County Texas

BY md 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

§
§
§

COUNTY OF JOHNSON

ORDER #2020-72

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 **The Retreat**, Phase 19, Lots 1-54, Block 88 and Greenbelt Tract 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 23rd day of November, 2020.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

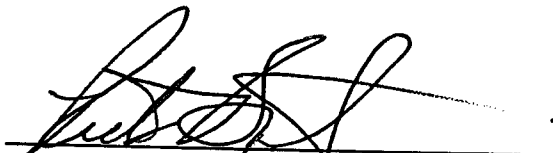
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat **The Retreat**, Phase 19, Lots 1-54, Block 88 and Greenbelt Tract 1 in Johnson County, Texas, Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.


WITNESS OUR HAND THIS, THE 23rd DAY OF NOVEMBER, 2020.

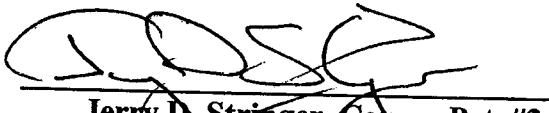


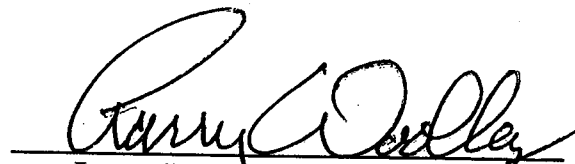
Roger Harmon, Johnson County Judge

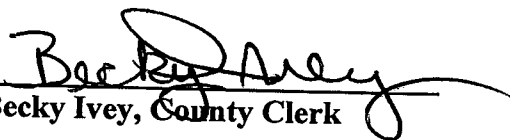
Voted: yes, no, abstained


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

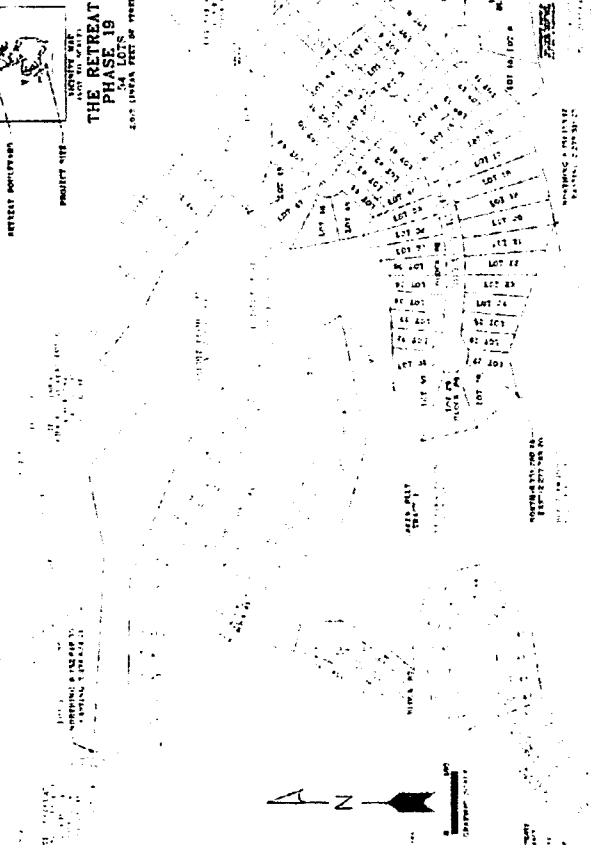
ATTEST: 
Becky Ivey, County Clerk



APPROVED BY PUBLIC CLERK
 "MAY 19 1964"
 COURT CLERK



THE RETREAT PHASE 19
 154 LOTS
 200 LINEAL FEET OF FRONT



FINAL PLAT SHOWING
 LOTS 1-54, BLOCK 86
 AND GREEN BELT TRACT I
 THE RETREAT, PHASE 19
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS
 BEING 30,076 ACRES OF LAND OUT OF THE
 WACO MANUFACTURING SURVEY A-90-B
 JOHN H BILLIARD SURVEY A 228
 AND 21,083 ACRES OUT OF THE
 M.C. RIDLEY SURVEY A 708
 JOHNSON COUNTY, TEXAS
SHEET 1 OF 3

INCE SURVEYING & ENGINEERING
 608 THORNTON DRIVE BRUCE BRIDGES, CIVIL ENGINEER
 DALLAS, TEXAS 75204
 PHONE 752-2273
 FAX 251-404-7230
 SCALE 1"=200' OCTOBER 23 2003
 SURVEY NO. JCS030111



PLAT PREPARED BY
 INCE SURVEYING & ENGINEERING
 608 THORNTON DRIVE
 DALLAS, TEXAS 75204
 DATE: OCTOBER 23, 2003
 SCALE: 1"=200'



NOTARY PUBLIC
 STATE OF TEXAS
 My commission expires on 10/23/06
 I, _____, County Clerk of Johnson County, Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this 23rd day of October, 2003.

1. The lots shown on this plat are located in Block 86, The Retreat, Phase 19, Subdivision in Johnson County, Texas, and are bounded on the north by the Greenbelt Tract I, on the east by the Hillside Tract, on the south by the Hillside Tract, and on the west by the Hillside Tract. The lots are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

2. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

3. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

4. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

5. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

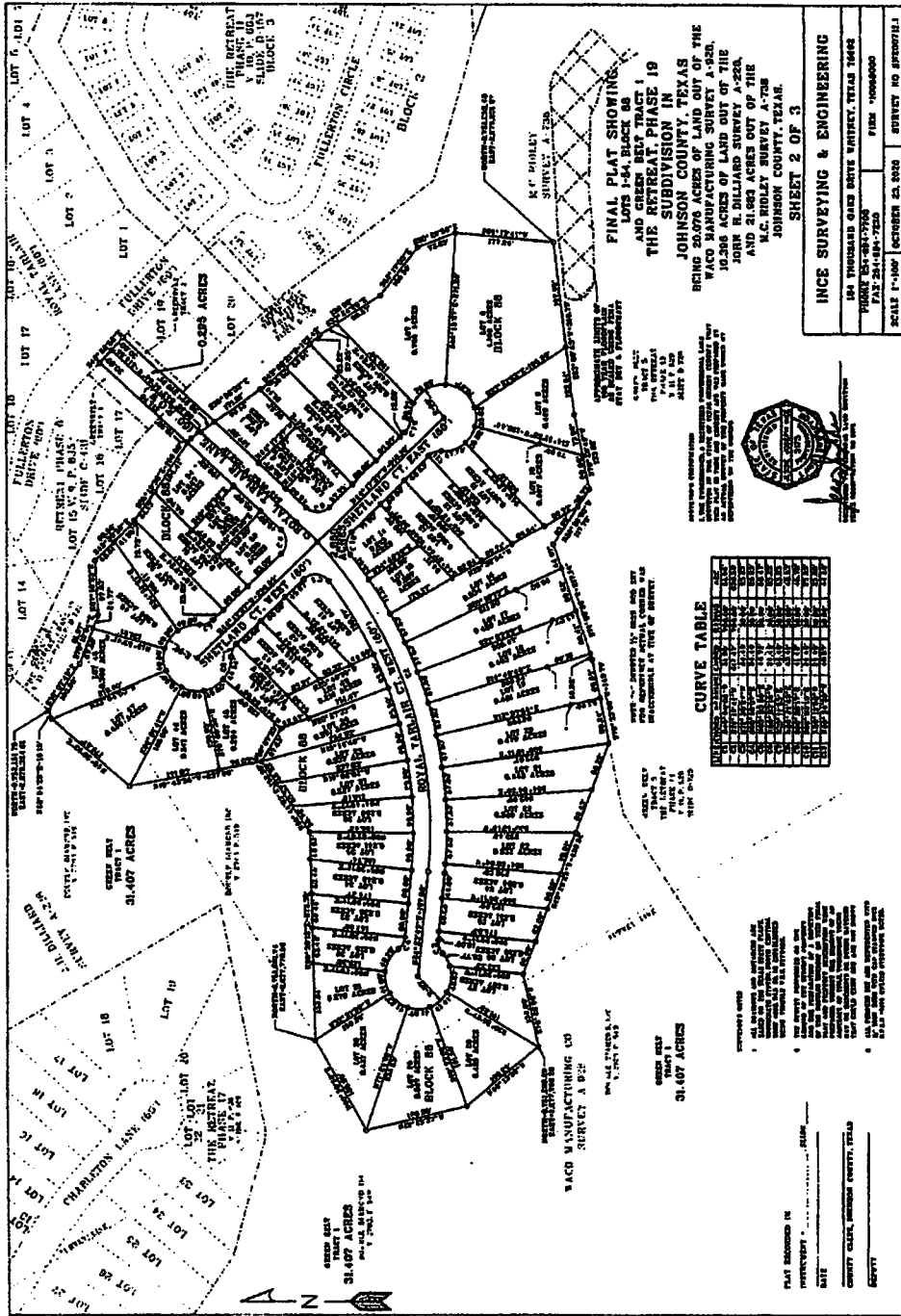
6. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

7. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

8. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

9. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.

10. The lots shown on this plat are shown in accordance with the survey of the Waco Manufacturing Survey A-90-B, John H. Billiard Survey A-228, and M.C. Ridley Survey A-708, Johnson County, Texas, as shown on the plat of said surveys filed in the public records of Johnson County, Texas, on this 23rd day of October, 2003.



FINAL PLAT SHOWING
GREEN HILL TRACT I
AND GREEN HILL TRACT II
THE SUBDIVISION IN
JOHNSON COUNTY, TEXAS
 BEING 20.976 ACRES OF LAND OUT OF THE
 WACO MANUFACTURING SURVEY A-252,
 10.286 ACRES OF LAND OUT OF THE
 JOHN R. BILLIARD SURVEY A-252,
 AND 21.962 ACRES OUT OF THE
 KENNEDY SURVEY 7-38
 JOHNSON COUNTY, TEXAS.

INCE SURVEYING & ENGINEERING
 264 FURNAS GARD BLDG. WORTH, TEXAS 76164
 PHONE 251-251-7700
 FAX 251-251-7700
 SCALE 1"=100'



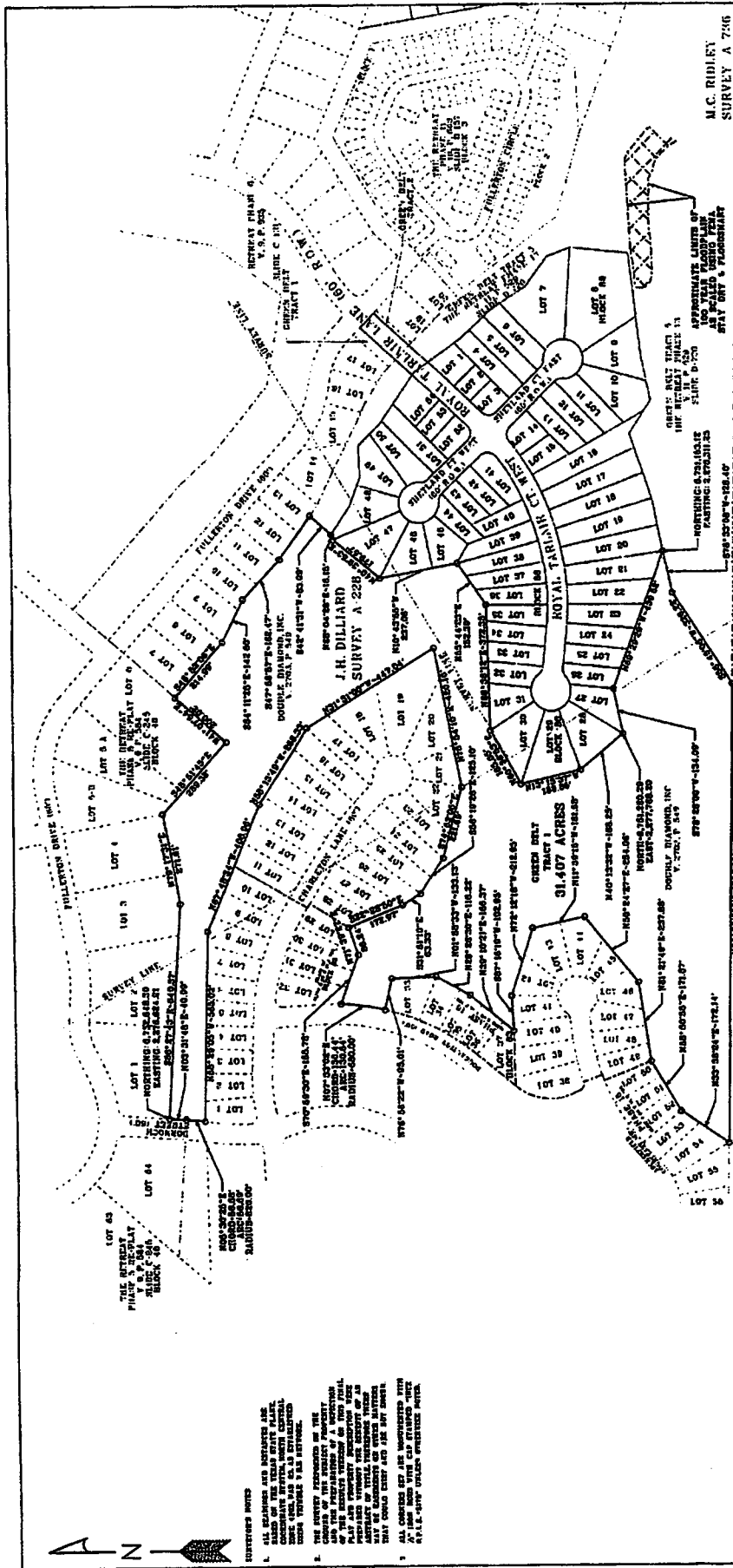
CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1+00	N 0° 00' 00" E	100.00	0° 00' 00"	100.00	N 0° 00' 00" E	100.00	0° 00' 00"	100.00
1+10	N 10° 00' 00" E	98.48	10° 00' 00"	98.48	N 10° 00' 00" E	98.48	10° 00' 00"	98.48
1+20	N 20° 00' 00" E	96.96	20° 00' 00"	96.96	N 20° 00' 00" E	96.96	20° 00' 00"	96.96
1+30	N 30° 00' 00" E	95.44	30° 00' 00"	95.44	N 30° 00' 00" E	95.44	30° 00' 00"	95.44
1+40	N 40° 00' 00" E	93.92	40° 00' 00"	93.92	N 40° 00' 00" E	93.92	40° 00' 00"	93.92
1+50	N 50° 00' 00" E	92.40	50° 00' 00"	92.40	N 50° 00' 00" E	92.40	50° 00' 00"	92.40
1+60	N 60° 00' 00" E	90.88	60° 00' 00"	90.88	N 60° 00' 00" E	90.88	60° 00' 00"	90.88
1+70	N 70° 00' 00" E	89.36	70° 00' 00"	89.36	N 70° 00' 00" E	89.36	70° 00' 00"	89.36
1+80	N 80° 00' 00" E	87.84	80° 00' 00"	87.84	N 80° 00' 00" E	87.84	80° 00' 00"	87.84
1+90	N 90° 00' 00" E	86.32	90° 00' 00"	86.32	N 90° 00' 00" E	86.32	90° 00' 00"	86.32
2+00	S 0° 00' 00" E	100.00	0° 00' 00"	100.00	S 0° 00' 00" E	100.00	0° 00' 00"	100.00
2+10	S 10° 00' 00" E	98.48	10° 00' 00"	98.48	S 10° 00' 00" E	98.48	10° 00' 00"	98.48
2+20	S 20° 00' 00" E	96.96	20° 00' 00"	96.96	S 20° 00' 00" E	96.96	20° 00' 00"	96.96
2+30	S 30° 00' 00" E	95.44	30° 00' 00"	95.44	S 30° 00' 00" E	95.44	30° 00' 00"	95.44
2+40	S 40° 00' 00" E	93.92	40° 00' 00"	93.92	S 40° 00' 00" E	93.92	40° 00' 00"	93.92
2+50	S 50° 00' 00" E	92.40	50° 00' 00"	92.40	S 50° 00' 00" E	92.40	50° 00' 00"	92.40
2+60	S 60° 00' 00" E	90.88	60° 00' 00"	90.88	S 60° 00' 00" E	90.88	60° 00' 00"	90.88
2+70	S 70° 00' 00" E	89.36	70° 00' 00"	89.36	S 70° 00' 00" E	89.36	70° 00' 00"	89.36
2+80	S 80° 00' 00" E	87.84	80° 00' 00"	87.84	S 80° 00' 00" E	87.84	80° 00' 00"	87.84
2+90	S 90° 00' 00" E	86.32	90° 00' 00"	86.32	S 90° 00' 00" E	86.32	90° 00' 00"	86.32

NOTICE TO CONTRACTORS
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
 THE CONTRACTOR SHALL MAINTAIN THE PROGRESS OF THE WORK AT ALL TIMES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.

PLAT SHOWING IN
JOHNSON COUNTY, TEXAS
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
SIGNATURE _____

10/25/2000 10:48:10 AM



FINAL PLAT SHOWING
LOTS 1-54, BLOCK 98
AND GREEN BELT TRACT 1
THE RETREAT, PHASE 19
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
 BRING 20.076 ACRES OF LAND OUT OF THE
 WACO MANUFACTURING SURVEY A-928,
 10.386 ACRES OF LAND OUT OF THE
 JOHN H. DILLIARD SURVEY A-228,
 AND 21.663 ACRES OUT OF THE
 M.C. RIDLEY SURVEY A-736
 JOHNSON COUNTY, TEXAS.
SHEET 3 OF 3

INCE SURVEYING & ENGINEERING
 164 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76982
 PHONE 254-651-7700
 FAX 254-694-7230
 FIRM #10685000
 SCALE 1"=200' OCTOBER 21, 2000 SURVEY NO. SN2000711.1

THESE CONDUITS ARE LOCATED IN THE PLAT OF THE WACO MANUFACTURING CO. SURVEY A-928, AS SHOWN BY THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER THE SUPERVISION OF THE ENGINEER.



SEE 1015, LP
 INSTR. 0011-00014

SEE 1015, LP
 INSTR. 0011-00013

WACO MANUFACTURING CO.
 SURVEY A-928

- SURVEYING NOTES**
- ALL SURVEYS WERE MADE UNDER THE SUPERVISION OF THE ENGINEER, AND THE INSTRUMENTS USED WERE CALIBRATED AND FOUND TO BE ACCURATE.
 - THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS.
 - ALL CORNERS AND POINTS WERE MARKED WITH IRON PIPES OR IRON NAILS.
 - ALL DISTANCES WERE MEASURED WITH A STEEL TAPE.
 - ALL BEARINGS WERE RUN WITH A TRANSIT.
 - ALL ANGLES WERE RUN WITH A TRANSIT.
 - ALL CURVES WERE RUN WITH A TRANSIT.
 - ALL ELEVATIONS WERE RUN WITH A LEVEL.
 - ALL DISTANCES WERE MEASURED WITH A STEEL TAPE.
 - ALL BEARINGS WERE RUN WITH A TRANSIT.
 - ALL ANGLES WERE RUN WITH A TRANSIT.
 - ALL CURVES WERE RUN WITH A TRANSIT.
 - ALL ELEVATIONS WERE RUN WITH A LEVEL.

PLAT RECORDED IN _____, BOOK _____
 INSTRUMENT # _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY _____