

JOHNSON COUNTY COMMISSIONERS COURT

JUL 09 2021



Becky Ivey, County Clerk
Johnson County Texas

By md 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 #2021-47

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 White, Pct. #3 that stated: "I make the motion to approve for filing purposes only, a Plat of **The Retreat**, Phase 21, Lots 8-21, Block 33, Lots 1-8, Block 91 and Green Belt 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 9th 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 Plat **The Retreat**, Phase 21, Lots 8-21, Block 33, Lots 1-8, Block 91 and Green Belt 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 9th DAY OF JULY 2021.

absent

Roger Harmon, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

[Signature]

Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained

[Signature]

Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained

[Signature]

Mike White, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained

[Signature]

Larry Woolley, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST:

[Signature]
Becky Ivey, County Clerk



JOSEPH KOPMAN
SURVEY A-926

J.J. ALLEN
SURVEY A-1221

DOUBLE DIAMOND, INC
V 2703 P 549

NORTH-0.762,003.69
EAST-2,270,259.32

NORTH-0.761,007.37
EAST-2,270,726.79

F.M. HIGHWAY 1134 (100' R.O.W.)

**--DENOTES CORNERS SET ARE
MONUMENTED WITH COTTON SPINDLES.

N06°07'30"E
CHORD-80.48'
ARC-80.48'
RADIUS-2918.32'

N08°01'25"E
CHORD-124.01'
ARC-124.02'
RADIUS-2918.32'

N11°37'42"E
CHORD-237.94'
ARC-238.01'
RADIUS-2918.32'

N15°51'49"E
CHORD-185.89'
ARC-193.93'
RADIUS-2918.32'

DOOR KEY RANCHES LIMITED
INST #2021 00021

163-47.91

JOSEPH KOPMAN SURVEY A-926

TRIT AXMINSTER

GREEN BELT TRACT 1
3.657 ACRES

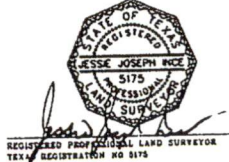
DOOR KEY RANCHES LIMITED
INST # 2021 00021

J.J. ALLEN
SURVEY A-1221

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N20°36'17"E	24.50'	25.23'	30.00'
C2	N54°06'18"W	24.49'	25.23'	30.00'
C3	S82°37'33"E	45.40'	51.49'	30.00'

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



PLAT RECORDED IN
INSTRUMENT # _____ SLIDE _____

DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____
0' _____ 100'
GRAPHIC SCALE

SURVEYOR'S NOTES

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 1400, NAD 83, AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A CERTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- ALL CORNERS SET ARE MONUMENTED WITH 1/2" DIAM. RODS WITH CAP STAMPED "INCE R.P.L.S. 56175" UNLESS OTHERWISE NOTED.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2021
COUNTY JUDGE _____

FINAL PLAT SHOWING
LOTS 8-21, BLOCK 33,
LOTS 1-8, BLOCK 91,
AND GREEN BELT
TRACT 1

THE RETREAT, PHASE 21
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
BEING 0.006 ACRES OF LAND OUT OF THE
JOSEPH KOPMAN SURVEY A-926 AND
15.621 ACRES OF LAND OUT OF THE
J.J. ALLEN SURVEY A-1224
JOHNSON COUNTY, TEXAS
SHEET 2 OF 2

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76892

PHONE: 254-894-7708
FAX: 254-894-7230

FIRM #10U68000

SCALE 1"=100'

JUNE 25, 2021

SURVEY NO. SN210514.1