



JOHNSON COUNTY COMMISSIONERS COURT



AUG 09 2021

Becky Ivey, County Clerk  
Johnson County, Texas

By MA Deputy

MIKE WHITE  
Commissioner Pct. #3

LARRY WOOLLEY  
Commissioner Pct. #4

RICK BAILEY  
Commissioner Pct. #1

ROGER HARMON  
County Judge

KENNY HOWELL  
Commissioner Pct. #2

PAULA REID  
Assistant to Commissioner's Court

STATE OF TEXAS

§  
§  
§

COUNTY OF JOHNSON

ORDER #2021-49

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 22, Lots 7-58, Block 86, Lots 3-11, Block 87, 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 9<sup>th</sup> day of August 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 22, Lots 7-58, Block 86, Lots 3-11, Block 87, 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 9<sup>th</sup> DAY OF AUGUST 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

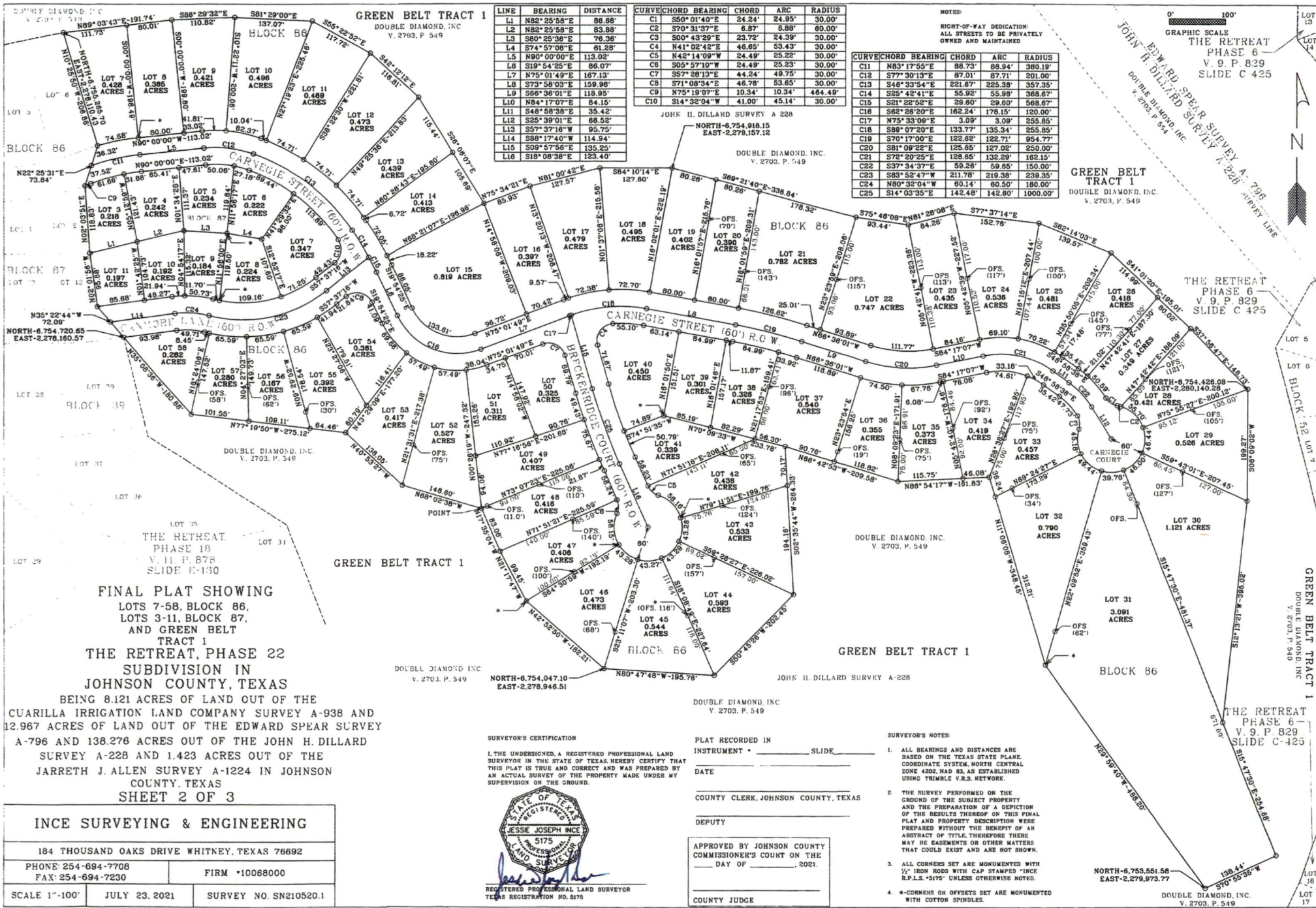
ATTEST:   
\_\_\_\_\_  
**Becky Ivey, County Clerk**











LINE	BEARING	DISTANCE	CURVE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N82°25'58"E	86.68'	C1	S50°01'40"E	24.24'	24.95'	30.00'
L2	N82°25'58"E	83.88'	C2	S70°31'37"E	6.87'	6.88'	60.00'
L3	S80°25'36"E	76.38'	C3	S00°43'29"E	23.72'	24.39'	30.00'
L4	S74°57'08"E	61.28'	C4	N41°02'42"E	46.65'	53.43'	30.00'
L5	N90°00'00"E	113.02'	C5	N42°14'09"W	24.49'	25.22'	30.00'
L6	S19°54'25"E	86.07'	C6	S05°57'10"W	24.49'	25.23'	30.00'
L7	N75°01'49"E	167.13'	C7	S57°28'13"E	44.24'	49.75'	30.00'
L8	S73°58'03"E	159.98'	C8	S71°08'34"E	46.78'	53.65'	30.00'
L9	S88°36'01"E	118.95'	C9	N75°19'07"E	10.34'	10.34'	464.48'
L10	N84°17'07"E	84.15'	C10	S14°32'04"W	41.00'	45.14'	30.00'
L11	S48°58'38"E	35.42'					
L12	S25°39'01"E	66.52'					
L13	S57°37'16"W	95.75'					
L14	S88°17'40"W	114.94'					
L15	S08°57'58"E	135.25'					
L16	S18°08'38"E	123.40'					

CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C11	N83°17'55"E	88.73'	88.94'	380.19'
C12	S77°30'19"E	87.01'	87.71'	201.00'
C13	S48°33'54"E	221.67'	225.38'	357.35'
C14	S25°42'41"E	55.92'	55.99'	368.67'
C15	S21°22'52"E	29.60'	29.60'	568.67'
C16	S62°28'20"E	162.24'	178.15'	120.00'
C17	N75°33'09"E	3.09'	3.09'	255.85'
C18	S89°07'20"E	133.77'	135.34'	255.85'
C19	S70°17'00"E	122.82'	122.71'	954.77'
C20	S81°09'22"E	125.65'	127.02'	250.00'
C21	S78°20'25"E	128.65'	132.29'	182.15'
C22	S37°34'37"E	59.28'	59.65'	150.00'
C23	S83°52'47"W	211.78'	219.38'	239.35'
C24	N80°32'04"W	60.14'	60.50'	180.00'
C25	S14°03'35"E	142.48'	142.60'	1000.00'

GRAPHIC SCALE  
 THE RETREAT  
 PHASE 6  
 V. 9, P. 829  
 SLIDE C 425

EDWARD SPEAR SURVEY A-796  
 JOHN H. DILLARD SURVEY A-228  
 DOUBLE DIAMOND, INC.  
 V. 2703, P. 549

GREEN BELT TRACT 1  
 DOUBLE DIAMOND, INC.  
 V. 2703, P. 549

THE RETREAT  
 PHASE 6  
 V. 9, P. 829  
 SLIDE C 425

GREEN BELT TRACT 1  
 DOUBLE DIAMOND, INC.  
 V. 2703, P. 549

**FINAL PLAT SHOWING**  
 LOTS 7-58, BLOCK 86,  
 LOTS 3-11, BLOCK 87,  
 AND GREEN BELT  
 TRACT 1  
**THE RETREAT, PHASE 22**  
 SUBDIVISION IN  
 JOHNSON COUNTY, TEXAS

BEING 8.121 ACRES OF LAND OUT OF THE  
 CUARILLA IRRIGATION LAND COMPANY SURVEY A-938 AND  
 12.967 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY  
 A-796 AND 138.276 ACRES OUT OF THE JOHN H. DILLARD  
 SURVEY A-228 AND 1.423 ACRES OUT OF THE  
 JARRETH J. ALLEN SURVEY A-1224 IN JOHNSON  
 COUNTY, TEXAS

**SHEET 2 OF 3**

**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.



REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5175

**PLAT RECORDED IN**

INSTRUMENT # \_\_\_\_\_ SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY \_\_\_\_\_

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

COUNTY JUDGE \_\_\_\_\_

**SURVEYOR'S NOTES:**

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE VLS NETWORK.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF 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" IRON RODS WITH CAP STAMPED "INCE R.P.L.S.-5175" UNLESS OTHERWISE NOTED.
- \*CORNERS OR OFFSETS SET ARE MONUMENTED WITH COTTON SPINDLES.

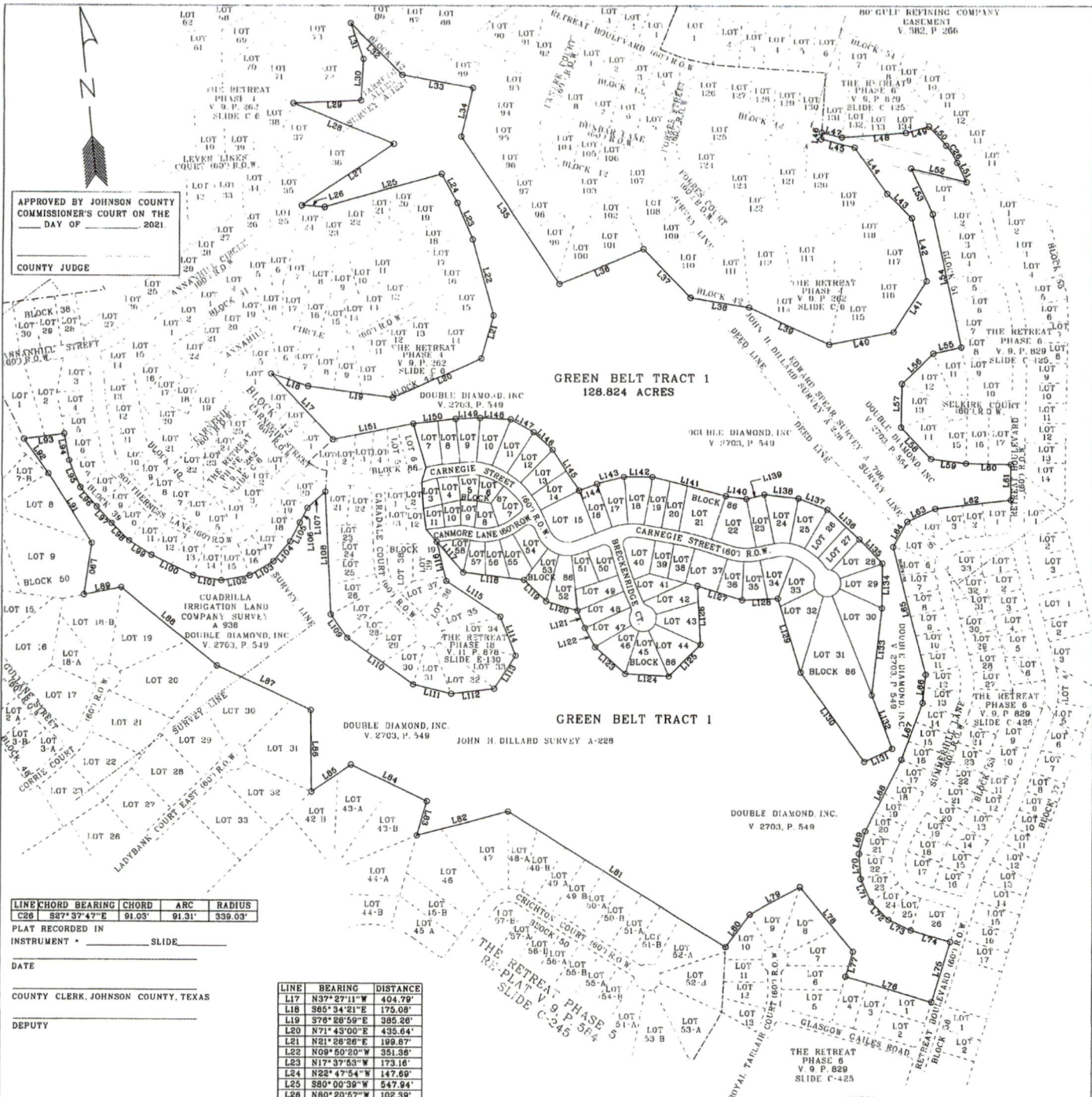
**INCE SURVEYING & ENGINEERING**

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

PHONE: 254-694-7708      FIRM #10068000  
 FAX: 254-694-7230

SCALE 1"=100'      JULY 23, 2021      SURVEY NO. SN210520.1





APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

COUNTY JUDGE \_\_\_\_\_

LINE CHORD BEARING CHORD ARC RADIUS  
 C26 82°37'47"E 91.03' 91.31' 339.03'

PLAT RECORDED IN \_\_\_\_\_ SLIDE \_\_\_\_\_

INSTRUMENT # \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS \_\_\_\_\_

DEPUTY \_\_\_\_\_

LINE	BEARING	DISTANCE
L17	N37°27'11"W	404.79'
L18	S65°34'21"E	175.08'
L19	S78°28'59"E	385.26'
L20	N74°45'00"E	435.54'
L21	N21°28'26"E	198.67'
L22	N09°50'20"W	351.38'
L23	N17°37'53"W	173.16'
L24	N22°47'54"W	147.69'
L25	S80°00'39"W	547.94'
L26	N80°20'57"W	102.39'
L27	N62°15'24"E	495.54'
L28	N62°14'04"W	487.54'
L29	S66°38'03"E	305.48'
L30	N09°19'32"E	165.17'
L31	N14°00'12"W	169.20'
L32	S39°18'21"E	326.92'
L33	S74°04'59"E	322.61'
L34	S19°34'32"W	324.49'
L35	S29°29'40"E	786.80'
L36	N73°37'36"E	409.58'
L37	S38°42'18"E	301.97'
L38	S74°46'04"E	266.20'
L39	S59°21'15"E	396.28'
L40	N84°36'07"E	292.59'
L41	N38°21'06"E	272.86'
L42	N79°51'30"W	285.22'
L43	N41°11'44"W	151.98'
L44	N29°29'05"W	253.60'
L45	N70°31'09"W	153.71'
L46	N09°43'56"E	30.44'
L47	S70°31'09"E	93.08'
L48	S88°40'41"E	287.13'
L49	N79°59'22"E	107.23'
L50	S35°20'43"E	115.97'
L51	S19°54'51"E	95.25'
L52	N70°31'09"W	253.88'
L53	S19°54'51"E	223.13'
L54	S08°18'14"E	606.38'
L55	S63°41'46"W	127.66'
L56	S61°04'11"W	189.00'
L57	S07°01'11"W	195.00'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L58	S37°01'54"E	195.00'	L99	S61°41'26"E	116.81'
L59	S78°00'06"E	157.32'	L100	S58°12'23"E	205.58'
L60	S63°06'04"E	199.58'	L101	S74°14'43"E	123.85'
L61	S08°53'56"W	163.17'	L102	N65°32'01"E	128.61'
L62	S68°50'11"W	339.20'	L103	N65°10'25"E	122.96'
L63	S70°24'25"W	136.79'	L104	N45°52'16"E	115.80'
L64	S34°48'18"W	130.34'	L105	N32°42'58"E	95.75'
L65	S08°38'20"E	590.27'	L106	N32°51'21"E	74.56'
L66	S11°48'47"W	127.70'	L107	N52°32'49"E	109.13'
L67	S27°22'29"W	268.28'	L108	S03°02'39"W	551.22'
L68	S32°24'50"W	360.45'	L109	S20°38'57"E	131.09'
L69	S80°38'44"W	105.90'	L110	S49°00'36"E	363.62'
L70	S02°07'14"W	112.41'	L111	S70°40'10"E	176.54'
L71	S18°27'13"E	112.41'	L112	N89°03'53"E	194.39'
L72	S38°01'41"E	112.41'	L113	N38°25'05"E	176.17'
L73	S56°15'55"E	109.91'	L114	N15°28'12"W	190.24'
L74	S67°22'48"E	183.93'	L115	S51°07'43"E	290.49'
L75	S22°34'57"W	284.98'	L116	N08°00'51"W	160.43'
L76	N67°22'48"W	400.77'	L117	S35°08'34"E	180.88'
L77	N21°53'33"E	116.28'	L118	S77°19'50"E	275.12'
L78	N33°22'38"W	374.30'	L119	S40°53'27"E	138.05'
L79	S68°38'18"W	256.16'	L120	S68°02'38"E	148.60'
L80	S47°08'59"W	162.89'	L121	S17°35'04"E	65.98'
L81	S27°27'17"W	183.45'	L122	S17°47'43"E	92.45'
L82	S60°43'49"W	423.75'	L123	S42°52'50"E	162.21'
L83	N21°37'38"E	162.95'	L124	S80°47'48"E	195.76'
L84	N58°44'23"W	379.11'	L125	N05°45'28"E	202.45'
L85	S61°41'22"W	215.54'	L126	N02°35'44"E	284.33'
L86	N04°54'31"E	362.44'	L127	S68°42'52"E	209.58'
L87	S05°08'04"E	193.98'	L128	S67°56'47"W	143.73'
L88	S15°48'24"E	193.93'	L129	N41°01'13"W	193.45'
L89	S84°30'33"W	170.46'	L130	S29°59'40"E	488.20'
L90	N14°24'48"E	232.61'	L131	N70°55'35"E	138.44'
L91	N26°49'51"W	372.43'	L132	N15°47'31"W	254.88'
L92	N29°23'35"W	192.36'	L133	N12°13'21"E	395.02'
L93	N68°21'33"E	182.98'	L134	N08°09'02"E	199.27'
L94	S05°08'04"E	193.98'	L135	S67°56'47"W	143.73'
L95	S15°48'24"E	193.93'	L136	N41°01'13"W	193.45'
L96	S33°51'53"E	115.84'	L137	N62°14'03"W	139.57'
L97	S36°40'53"E	99.99'	L138	N77°37'14"W	152.76'
L98	S38°25'26"E	111.84'	L139	S81°26'08"W	84.26'

**FINAL PLAT SHOWING**  
 LOTS 7-58, BLOCK 86,  
 LOTS 3-11, BLOCK 87,  
 AND GREEN BELT  
 TRACT 1  
 THE RETREAT, PHASE 22  
 SUBDIVISION IN  
 JOHNSON COUNTY, TEXAS  
 BEING 8.121 ACRES OF LAND OUT  
 OF THE CUARILLA IRRIGATION  
 LAND COMPANY SURVEY A-938  
 AND 12.967 ACRES OF LAND OUT  
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 A-796 AND 138.276 ACRES OUT OF  
 THE JOHN H. DILLARD SURVEY  
 A-228 AND 1.423 ACRES OUT OF  
 THE JARRETH J. ALLEN SURVEY  
 A-1224 IN JOHNSON  
 COUNTY, TEXAS  
 SHEET 3 OF 3

**INCE SURVEYING & ENGINEERING**  
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692  
 PHONE: 254-694-7708 FAX: 254-694-7230 FIRM #10068000  
 SCALE 1"=300' JULY 06, 2021 SURVEY NO. SN210520.1

NOTES:  
 RIGHT-OF-WAY DEDICATION:  
 ALL STREETS TO BE PRIVATELY  
 OWNED AND MAINTAINED

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.

**JESSE JOHNS INCE**  
 5175  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5175

SURVEYOR'S NOTES:  
 1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE V.B.S. NETWORK.  
 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION 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 DEFECTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.  
 3. ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. 5175" UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L140	N75°48'09"W	93.44'
L141	N61°21'55"W	338.84'
L142	N84°10'14"W	127.60'
L143	S81°00'42"W	127.57'
L144	S75°34'21"W	85.93'
L145	N26°06'08"W	221.13'
L146	N42°12'12"W	116.81'
L147	N55°28'52"W	117.72'
L148	N91°29'00"W	137.07'
L149	N68°29'32"W	110.82'
L150	S89°03'42"E	191.76'
L151	S84°41'00"W	369.17'