

JOHNSON COUNTY COMMISSIONERS COURT

FEB 15 2022



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

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§
§

COUNTY OF JOHNSON

ORDER #2022-07

**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

Order Approving Revision of Plat
Pursuant to Section 232.009 (c-1) of
the Texas Local Government Code

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 White, Pct. #3 that stated: "I make the motion to approve the revision of the plat of **The Retreat**, Phase 8, Block 69, by combining Lots 19-R and 20-R to form Lot 20-R1, in Johnson County, Texas, Precinct #1."

Said motion was approved by a vote of the Commissioners Court on the 14th day of February, 2022.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

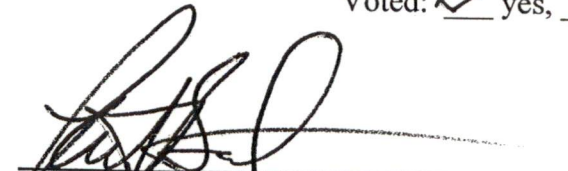
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the revision of the plat of **The Retreat**, Phase 8, Block 69, by combining Lots 19-R and 20-R to form Lot 20-R1 in Johnson County, Texas, Precinct #1."

WITNESS OUR HAND THIS THE 14TH DAY OF FEBRUARY, 2022.

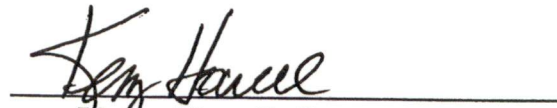


Roger Harmon, Johnson County Judge

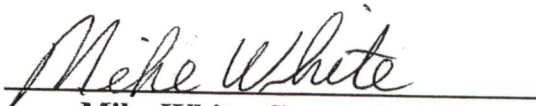
Voted: yes, no, abstained



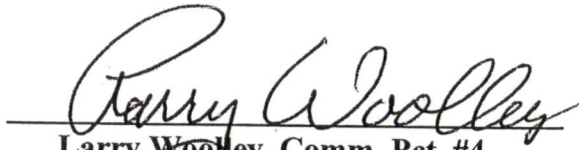
Rick Bailey, Comm. Pct. #1
Voted: yes, no, abstained




Kenny Howell, Comm. Pct. #2
Voted: yes, no, abstained



Mike White, Comm. Pct. #3
Voted: yes, no, abstained

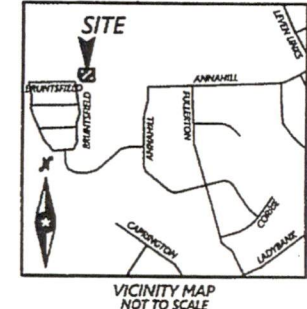
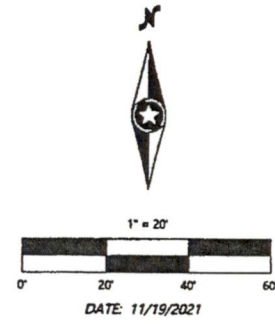
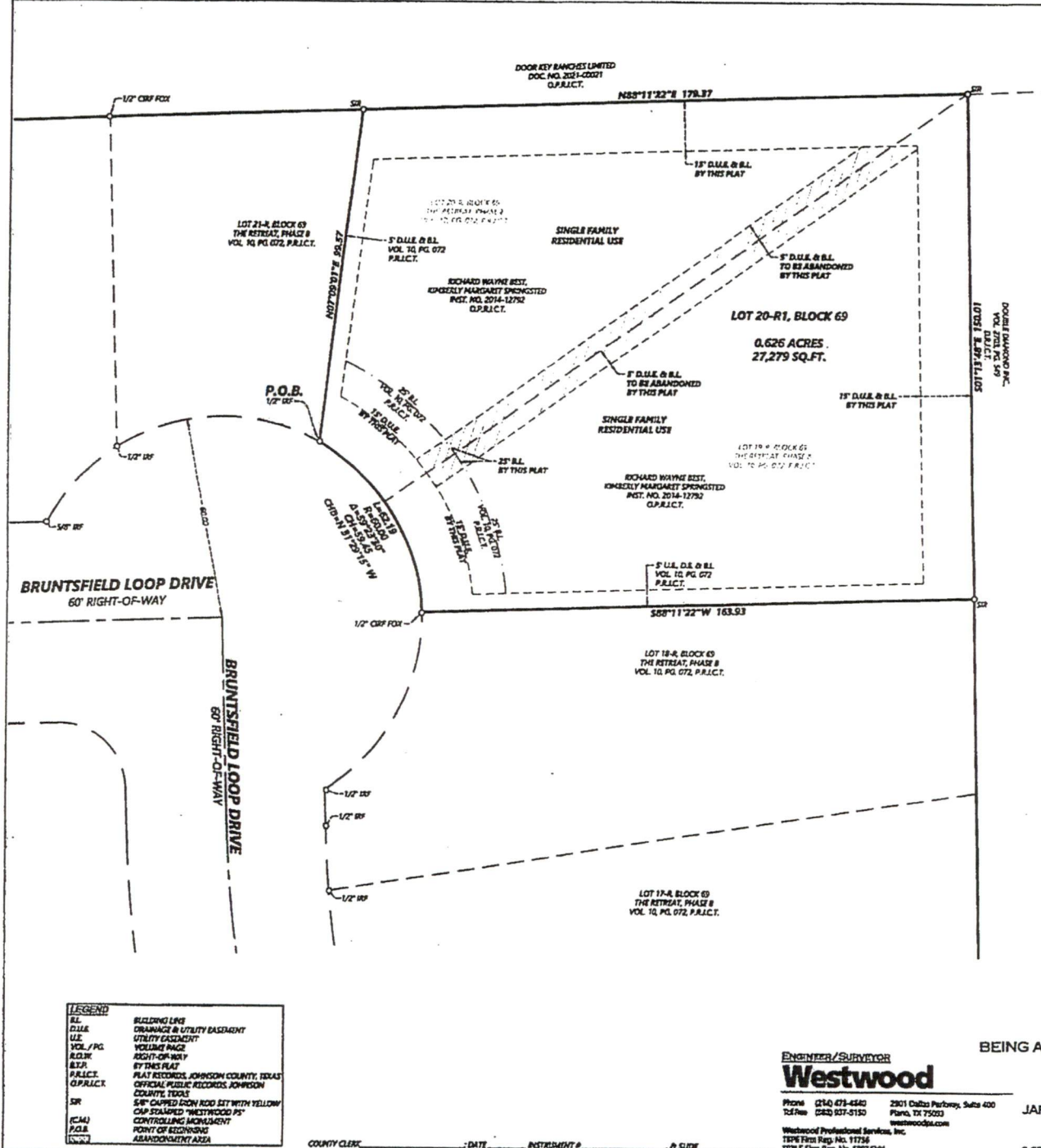


Larry Woolley, Comm. Pct. #4
Voted: yes, no, abstained

ATTEST: 
Becky Ivey, County Clerk



THE RETREAT, PHASE 8



LEGEND	
BL	BUILDING LINE
D.L.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
YOL / PG.	YOUNG PAGE
R.O.W.	RIGHT-OF-WAY
E.E.A.	EASEMENT
P.L.I.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
O.P.L.I.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
S.R.	6" GULPED DOWN ROAD SET WITH YELLOW CHIP STAMPED "WESTWOOD PS"
C.M.A.	CONTROLLING JURISDICTION
P.O.B.	POINT OF BEGINNING
A.B.A.	ABANDONMENT AREA

COUNTY CLERK _____ DATE _____ INSTRUMENT # _____ & SIDE _____

Engineer/Surveyor
Westwood
 Phone (214) 478-4540 2901 Dallas Parkway, Suite 400
 Fort Worth, TX 76132
 Fax (214) 478-5150 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TSPS Firm Reg. No. 11736
 TSPS Firm Reg. No. 12074301

OWNER
 RICHARD BEST
 KIMBERLY SPRINGSTED
 7108 AMB COURT
 FORT WORTH, TX 76132
 PHONE 214-641-6286
RWBESTO.LEADEXECUTIVECONSULTING.COM
 REPLAT
 OF
LOT 20-R1, BLOCK 69
THE RETREAT, PHASE 8
 BEING A REPLAT OF LOTS 20-R AND 19-R, BLOCK 69
 THE RETREAT, PHASE 8
 0.626 ACRES
 OUT OF THE
 JARRETH J. ALLEN SURVEY, ABSTRACT No. 1224
 IN
 JOHNSON COUNTY, TEXAS
 0.626 Acres 01/14/2022 JOB No. 003051.00 The Retreat, Phase 8 Replat
 www.westwoodps.com

OWNERS DEDICATION

WHEREAS Richard Wayne Best and spouse Kimberly Margaret Springsted are the sole owners of a 0.626 acre tract of land situated in the Jarrett J. Allen Survey, Abstract No. 1224, Johnson County, Texas and being all of lots 19-R and 20-R, Block 65, of THE RETREAT, PHASE 8, an addition to Johnson County, Texas, according to the plat of record in Volume 18, Page 072, of the Plat Records of Johnson County, Texas, and said Lot 19-R and Lot 20-R being described in a Deed of Trust to Richard Wayne Best and spouse Kimberly Margaret Springsted by deed of record in Instrument No. 2014-12782 of the Official Public Records of Johnson County, Texas, said 0.626 acre tract being more particularly described as follows:

BEGINNING at a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" in the northeast right-of-way line of Bruntfield Loop Drive, a 60-foot right-of-way, the southwest corner of Lot 20-R, Block 65, of said The Retreat, Phase 8 and the southeast corner of Lot 21-R, Block 65, of said The Retreat, Phase 8;

THENCE North 07 degrees 09 minutes 01 seconds East, departing the said northeast line of Bruntfield Loop Drive, along the common line between said Lot 20-R, Block 65, and Lot 21-R, Block 65, a distance of 99.52 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for the northwest corner of said Lot 20-R, Block 65 and the northeast corner of said Lot 21-R, Block 65, and being in the north line of said Block 65;

THENCE North 88 degrees 11 minutes 22 seconds East, along said north line of Block 65, a distance of 179.37 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for the northeast corner of said Block 65;

THENCE South 01 degrees 13 minutes 48 seconds East, in a southerly direction along the east line of said Block 65, a distance of 150.01 feet to a set 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a point in said east line of Block 65 and the southeast corner of said Lot 19-R, Block 65 and the northeast corner of said Lot 18-R, Block 65 of said The Retreat, Phase 8;

THENCE South 88 degrees 11 minutes 22 seconds West, departing said east line of Block 65, along the common line between said Lot 19-R and Lot 18-R, Block 65, a distance of 163.93 feet to found 1/2" iron rod found in the east right-of-way line of said Bruntfield Loop Drive, the southeast corner of said Lot 19-R and a northeast corner of said Lot 18-R and the beginning of a non-tangent curve to the left;

THENCE along said non-tangent curve to the left, central angle of 59 degrees 23 minutes 30 seconds, a radius of 60.00 feet, and an arc length of 62.18 feet (chord bears North 31 degrees 29 minutes 15 seconds West, 59.45 feet) to the POINT-OF-BEGINNING, containing 27,279 square feet or 0.626 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD WAYNE BEST AND KIMBERLY MARGARET SPRINGSTED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE RETREAT, PHASE 8, COUNTY OF JOHNSON, TEXAS.

Richard Wayne Best

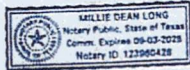
Kimberly Margaret Springsted

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICHARD WAYNE BEST, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF January 2022

Millie Dean Long



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KIMBERLY MARGARET SPRINGSTED, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF January 2022

Millie Dean Long



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JASON B. ARMSTRONG, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PLAT IS BASED UPON A MONUMENT GROUND SURVEY AND THAT IT IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEYED THAT THE QUANTITY OF LAND THEREIN HAS BEEN ACCURATELY CALCULATED, THAT THE PLAT CONFORMS TO THE STANDARDS FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATE: 1/18/22



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF January 2022

Millie Dean Long



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COUNTY CLERK DATE INSTRUMENT # PAGE

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.

THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON THE PLAT, FOR SINGLE FAMILY RESIDENTIAL USE.

THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

ELECTRIC COMPANY:

UNITED COOPERATIVE SERVICES, PHONE (817)-556-4000

WATER SUPPLY:

MIDWAY WATER UTILITIES, INC. PHONE (817)-654-7992

SEWAGE DISPOSAL:

CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC. (817)-556-4000. PRIVATE OR ON-SITE FACILITIES WILL NOT ALLOWED.

PRIVATE DRAINAGE FACILITY:

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.

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 THE COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODOORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN 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. 48253C000L, EFFECTIVE DATE, DECEMBER 04, 2022, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X," AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD.

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM (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 AREA 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.

FLOOD NOTES:

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

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 THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS A RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MAINTAINED 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 ACCESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, 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.

UTILITY EASEMENTS:

15' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS.

5' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE SIDE OF ALL LOTS. WATER DISTRIBUTION AND SEWER MAINS SHALL BE LOCATED WITHIN STREET RIGHT-OF-WAYS.

RIGHT-OF-WAY DEDICATION:

30' ROW FROM CENTER OF COUNTY ROAD OR ROADS IN A SUBDIVISION

BUILDING LINES:

25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)

FILING A PLAT:

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00 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 SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISIONS IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IN 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.

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.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR THE PROPERTY 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.

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 IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON OR 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.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HERETO TO MAKE ACCURATE A TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

INDEMNITY:

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT OF 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.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS 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.

APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT ON THE DAY OF 2022
COUNTY/JUDGE
JOHNSON COUNTY TEXAS

SURVEYORS NOTES

UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLY APPARENT AND FOUND DURING THE COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE

OWNER
RICHARD BEST
KIMBERLY SPRINGSTED
7108 AUIS COURT,
FORT WORTH, TX 76132
PHONE 214-641-6286
RWBEST@LEADEXECUTIVECONSULTING.COM

REPLAT OF

LOT 20-R1, BLOCK 69
THE RETREAT, PHASE 8

BEING A REPLAT OF LOTS 20-R AND 19-R, BLOCK 69
THE RETREAT, PHASE 8

0.626 ACRES

OUT OF THE

JARRETH J. ALLEN SURVEY, ABSTRACT NO. 1224

IN

JOHNSON COUNTY, TEXAS

0.626 Acres 01/14/2022 JOB No. 0030951.00 The Retreat, Phase 8 Replat

SURVEYOR
Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
1-800-558-5558 Plano, TX 75093

Westwood Professional Services, Inc.
www.westwoodps.com

TRPE Firm Reg. No. 11756

TRPLS Firm Reg. No. 10374101

THE RETREAT, PHASE 8