

JOHNSON COUNTY COMMISSIONERS COURT JUN 27 2022



Becky Ivey, County Clerk
Johnson County Texas
By _____ 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

§
§
§

COUNTY OF JOHNSON

ORDER #2022-44

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 Howell, Pct. #2 that stated: "I make the motion to approve for filing purposes only, a Plat of **The Retreat**, Phase 26, Lots 1-71, Block 96, and Four Reserve Tracts, in 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 27th day of June 2022.

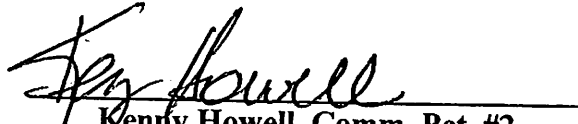
NOW THEREFORE BE IT RESOLVED AND ORDERED:

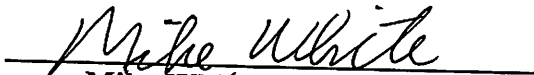
The Commissioners Court of Johnson County, Texas does hereby enter this order approving the Plat of **The Retreat**, Phase 26, Lots 1-71, Block 96, and Four Reserve Tracts, in Precinct #1 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.


WITNESS OUR HAND THIS, THE 27TH DAY OF JUNE 2022.

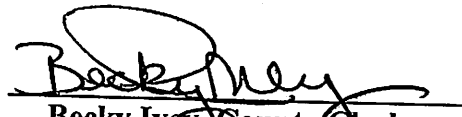

Roger Harmon, Johnson County Judge
Voted: yes, no, abstained


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

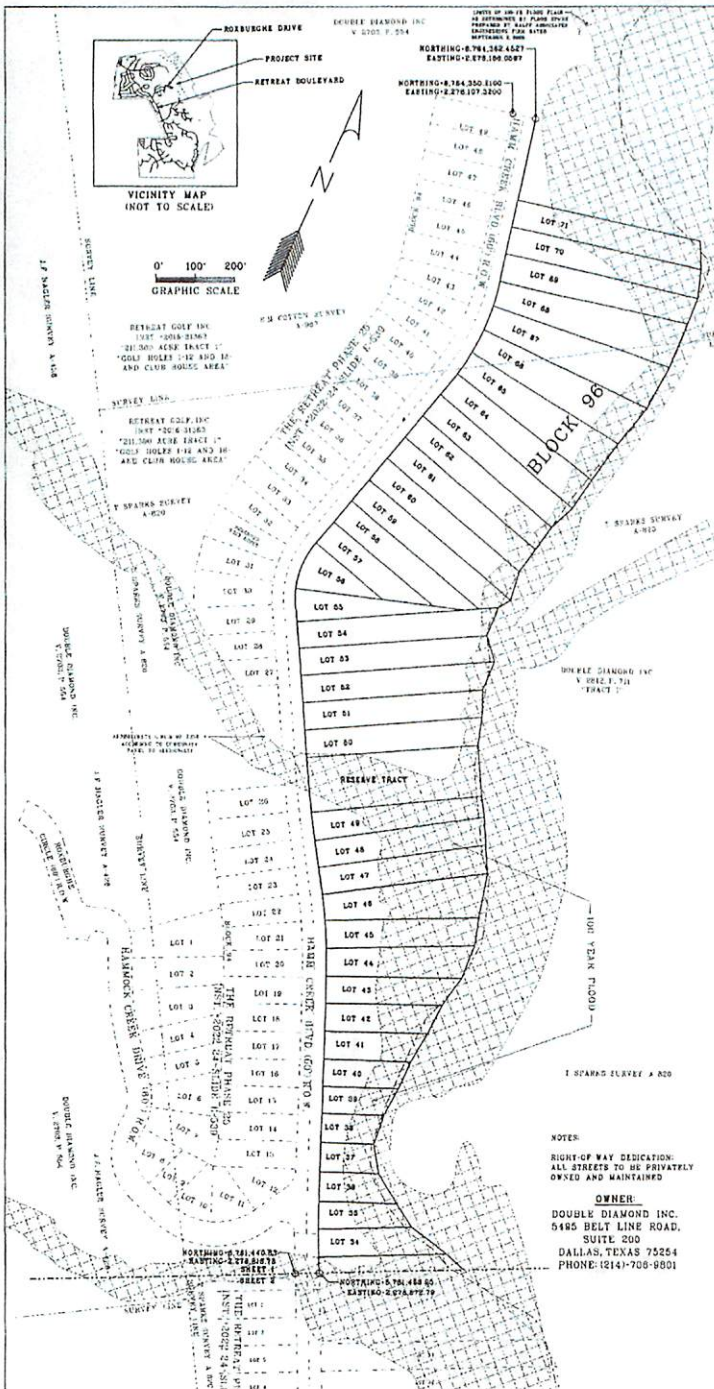

Kenny Howell, Comm. Pct. #2
Voted: yes, no, abstained


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


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

ATTEST: 
Becky Ivey, County Clerk





JOHNSON COUNTY, TEXAS NOTES

- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
- THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS
WATER SERVICES PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (800) 804-7993
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES PHONE (817) 546-4000.
CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (800) 804-7993.
PRIVATE ON-SITE SEWAGE FACILITIES WILL NOT BE ALLOWED.
- FLOOD STATEMENT
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 480302020, EFFECTIVE DATE DECEMBER 04, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN APPROXIMATE ZONE X (AREAS POSSIBLY SUSCEPTIBLE TO THE 100-YEAR FLOOD).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "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 AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SURFACE CONDITIONS EXISTING OR 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 TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOTS OR LOTS THAT ARE TRAVELLED BY OR ADJACENT TO 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 OF 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 THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION 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 MOVED ALL OR PART OF ANY BUILDINGS, FRICES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENHANCE 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 INGRESS AND EGRESS 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 OF OBTAINING THE PERMISSION OF ANYONE.
- UTILITY EASEMENTS
10' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE FRONT AND REAR OF ALL LOTS.
10' UTILITY AND DRAINAGE EASEMENT SHALL BE RETAINED ALONG THE SIDES OF ALL LOTS. WATER DISTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAYS.
- RIGHT-OF-WAY DEDICATION
ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.
- BUILDING LINES
UNLESS OTHERWISE NOTED ON THIS PLAT, SETBACKS ARE 30' FRONT AND 30' REAR 10' SIDES.
- 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 A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT IN 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 REPEAT 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 OF THE PROPERTY OR 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 OR FEATURES PORTRAYED HEREON ARE 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 HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR UNAPPROVAL OF THIS PLAT.
- INDEMNITY
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO 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 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 DEDICATED 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.

OWNER:
DOUBLE DIAMOND INC.
5485 BELT LINE ROAD,
SUITE 200
DALLAS, TEXAS 75254
PHONE: (214) 708-9801

PLAT RECORDED IN _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

NOTARIES PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: 6-30-22

FINAL PLAT SHOWING
LOTS 1-71, BLOCK 96,
AND FOUR RESERVE TRACTS,
THE RETREAT, PHASE 26
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
BEING 3.951 ACRES OF LAND OUT OF THE S.M. COTTON
SURVEY A-987 AND 39.058 ACRES OF LAND OUT OF THE
T. SPARKS SURVEY A-820 AND 5.923 ACRES OF LAND OUT
OF THE THOMAS TOBY SURVEY A-847 AND 3.037 ACRES OF
LAND OUT OF THE C. HAGGARD SURVEY A-958 IN
JOHNSON COUNTY, TEXAS.
SHEET 1 OF 6

INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
PHONE 254-694-7708 FIRM #10068000
FAX: 254-694-7230
SCALE 1"=200' JUNE 8, 2022 SURVEY NO. SN211009.1

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
DAY OF _____, 2022.
COUNTY JUDGE _____

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT DOUBLE DIAMOND, INC. OWNER OF THE ABOVE DESCRIBED TRACT OF LAND
DO HEREBY ADOPT THIS PLAT DEDICATING THE HEREIN DESCRIBED PROPERTY
AS LOTS 1-71, BLOCK 96 AND FOUR RESERVE TRACTS OF THE RETREAT, PHASE 26
AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC
USE, WITHOUT RESERVATION THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY
OTHER PLAT AREA SHOWN HEREON.

Randy Gracy 6-10-22
RANDY GRACY VICE PRESIDENT DATE

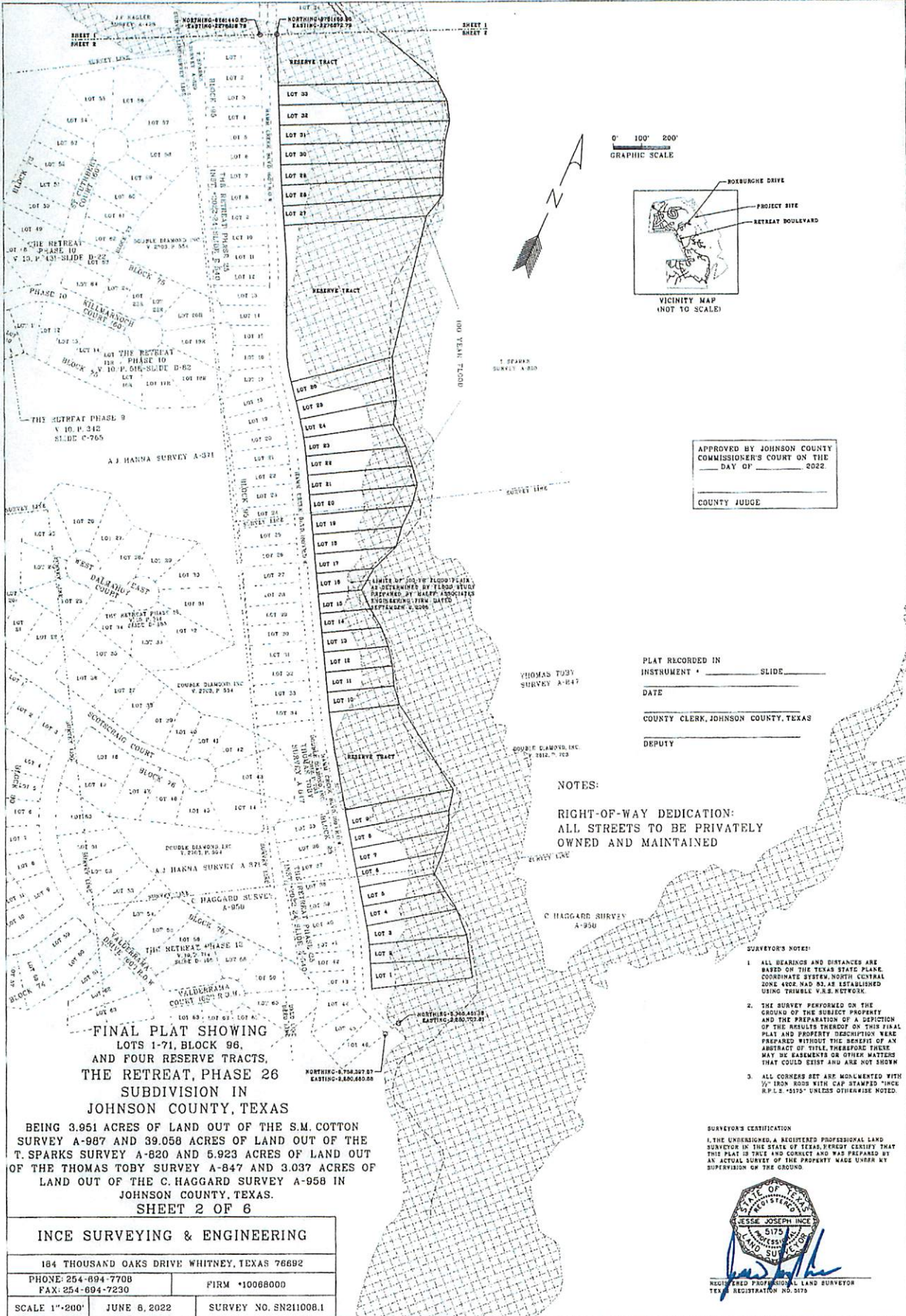
SWORN AND SUBSCRIBED BEFORE ME BY *Curtis James Eubank*
THIS THE 10 DAY OF June, 2022.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 6-30-22

CURTIS JAMES EUBANK
Notary Public, State of Texas
Comm. Expires 06-30-2024
Notary ID 153357423

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.

SURVEYOR'S NOTES:
1. ALL BEARINGS AND DISTANCES ARE
BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH CENTRAL
ZONE 4802, WAD 83, AS ESTABLISHED
USING TRIMBLE V.I.S. NETWORK.
2. THE SURVEY PERFORMED ON THE
GROUND OF THE SUBJECT PROPERTY
AND THE PREPARATION OF A DEFINITION
ORDER OF THE COMMISSIONERS COURT
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.
3. ALL CORNERS SET ARE MONUMENTED WITH
1/2" IRON RODS WITH CAP STAMPS "INCE
R.P.L.A. #3176" UNLESS OTHERWISE NOTED.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____ 2022
 COUNTY JUDGE

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

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

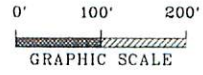
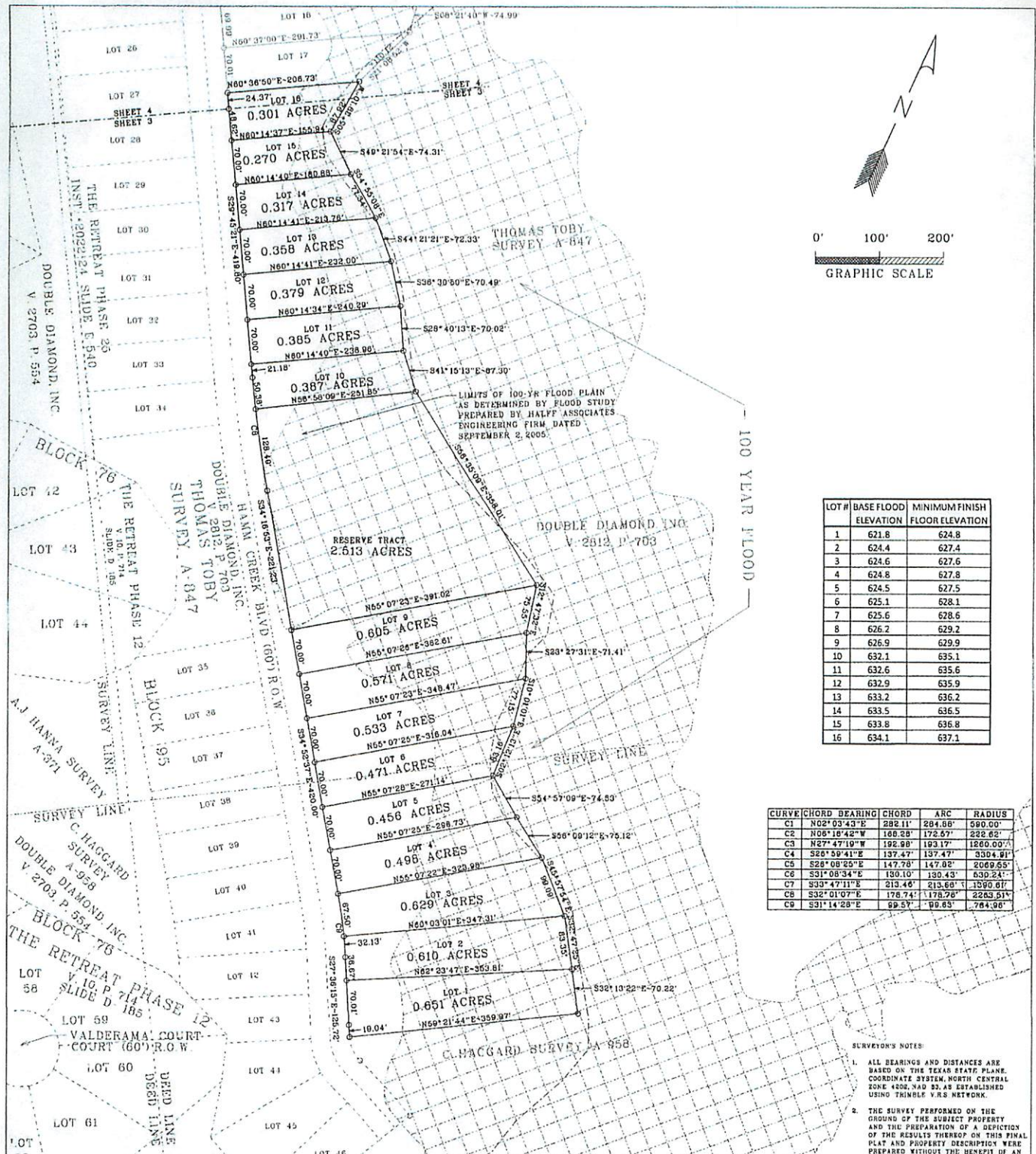
- SURVEYOR'S NOTES:
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4000 MGD, AS ESTABLISHED USING TRIMBLE V.A.S. NETWORK.
 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS 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.

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 OF THE GROUND.

JESSE JOSEPH INCE
 5175
 TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEX. REGISTRATION NO. 5175

FINAL PLAT SHOWING
 LOTS 1-71, BLOCK 96,
 AND FOUR RESERVE TRACTS,
 THE RETREAT, PHASE 26
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS
 BEING 3.951 ACRES OF LAND OUT OF THE S.M. COTTON SURVEY A-987 AND 39.058 ACRES OF LAND OUT OF THE T. SPARKS SURVEY A-820 AND 5.923 ACRES OF LAND OUT OF THE THOMAS TOBY SURVEY A-847 AND 3.037 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.
 SHEET 2 OF 6

INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-894-7708 FIRM #10068000
 FAX: 254-894-7230
 SCALE 1"=200' JUNE 6, 2022 SURVEY NO. SN211008.1



LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION
1	621.8	624.8
2	624.4	627.4
3	624.6	627.6
4	624.8	627.8
5	624.5	627.5
6	625.1	628.1
7	625.6	628.6
8	626.2	629.2
9	626.9	629.9
10	632.1	635.1
11	632.6	635.6
12	632.9	635.9
13	633.2	636.2
14	633.5	636.5
15	633.8	636.8
16	634.1	637.1

CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N02°03'43"E	282.11'	284.66'	590.00'
C2	N06°10'42"W	166.28'	172.57'	222.62'
C3	N27°47'10"W	192.99'	193.17'	1260.00'
C4	S24°39'41"E	137.47'	137.47'	334.91'
C5	S28°08'25"E	147.78'	147.82'	2069.55'
C6	S31°08'34"E	130.10'	130.43'	630.24'
C7	S33°47'11"E	213.46'	213.60'	1090.61'
C8	S32°01'07"E	178.74'	178.78'	2283.51'
C9	S31°14'28"E	69.57'	69.85'	764.96'

- SURVEYOR'S NOTES:**
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE #202, NAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
 - 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 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. #1725" UNLESS OTHERWISE NOTED.

**FINAL PLAT SHOWING
LOTS 1-71, BLOCK 96,
AND FOUR RESERVE TRACTS.
THE RETREAT, PHASE 26
SUBDIVISION IN
JOHNSON COUNTY, TEXAS**

BEING 3.951 ACRES OF LAND OUT OF THE S.M. COTTON SURVEY A-987 AND 39.058 ACRES OF LAND OUT OF THE T. SPARKS SURVEY A-820 AND 5.923 ACRES OF LAND OUT OF THE THOMAS TOBY SURVEY A-847 AND 3.037 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

SHEET 3 OF 6

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2022.

COUNTY JUDGE

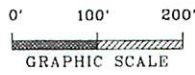
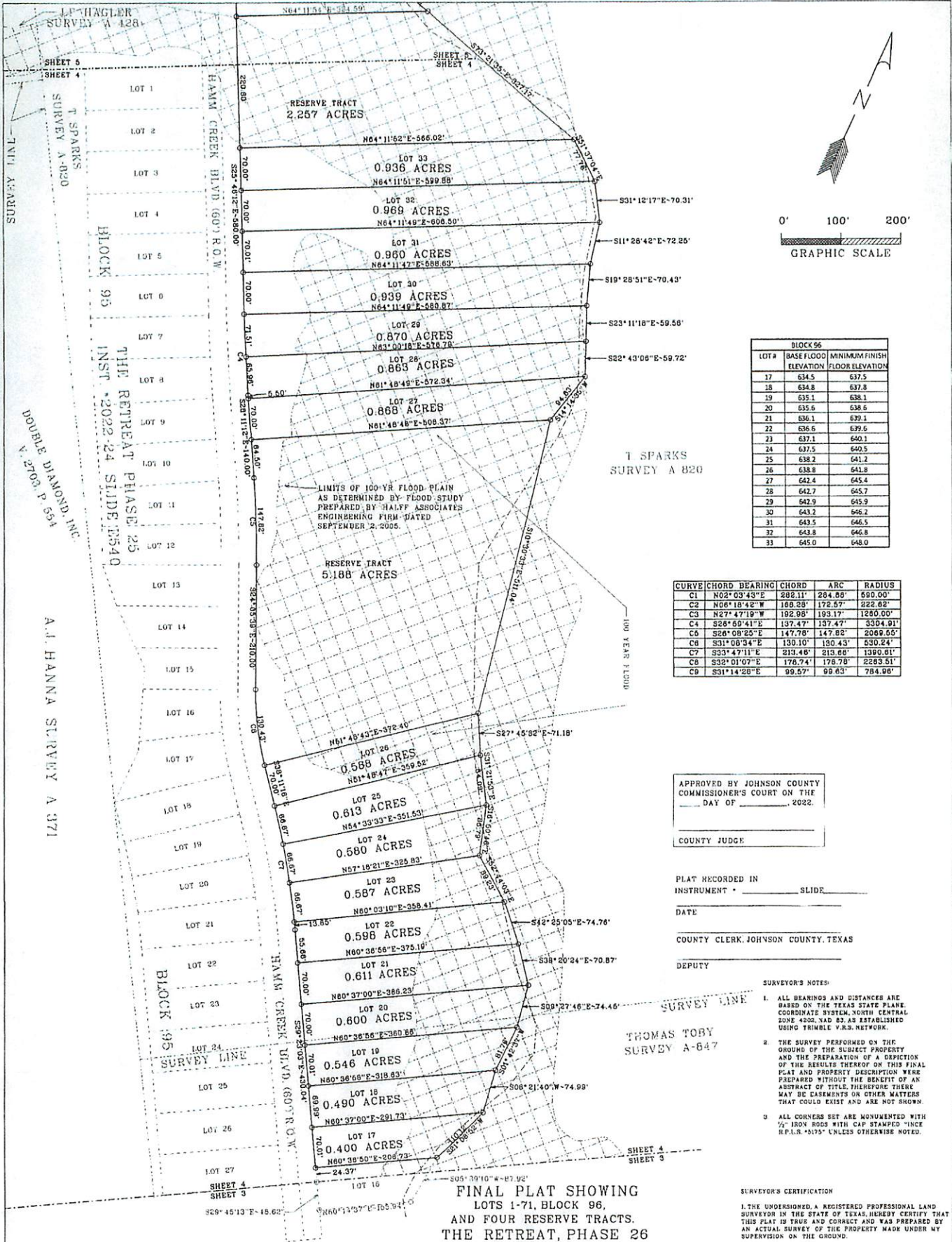
SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708	FIRM #10068000	
FAX: 254-694-7230		
SCALE 1"=100'	JUNE 8, 2022	SURVEY NO. SN210805.1

PLAT RECORDED IN _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____



BLOCK 96			
LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION	
17	634.5	637.5	
18	634.8	637.8	
19	635.1	638.1	
20	635.6	638.6	
21	636.1	639.1	
22	636.6	639.6	
23	637.1	640.1	
24	637.5	640.5	
25	638.2	641.2	
26	638.8	641.8	
27	642.4	645.4	
28	642.7	645.7	
29	642.9	645.9	
30	643.2	646.2	
31	643.5	646.5	
32	643.8	646.8	
33	645.0	648.0	

CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N02°03'43"E	288.11'	204.80'	590.00'
C2	N06°18'42"W	168.38'	172.57'	222.82'
C3	N27°47'19"W	192.98'	193.17'	1260.00'
C4	S28°59'41"E	137.47'	137.47'	3304.91'
C5	S28°08'25"E	147.78'	147.89'	2069.60'
C6	S31°08'34"E	130.10'	130.43'	530.24'
C7	S33°47'11"E	213.48'	213.66'	1390.61'
C8	S32°01'07"E	178.74'	178.78'	2283.51'
C9	S31°14'28"E	99.57'	99.83'	784.98'

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2022.

COUNTY JUDGE _____

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

- 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 V.K.S. NETWORK.
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A CERTIFICATION 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 ENCUMBRANCES OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE S.P.L.S. 5175" UNLESS OTHERWISE NOTED.

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.



THOMAS TOBY
SURVEY A-647

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

FINAL PLAT SHOWING
LOTS 1-71, BLOCK 96,
AND FOUR RESERVE TRACTS.
THE RETREAT, PHASE 26
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
BEING 3.951 ACRES OF LAND OUT OF THE S.M. COTTON
SURVEY A-987 AND 39.058 ACRES OF LAND OUT OF THE
T. SPARKS SURVEY A-820 AND 5.923 ACRES OF LAND OUT
OF THE THOMAS TOBY SURVEY A-647 AND 3.037 ACRES OF
LAND OUT OF THE C. HAGGARD SURVEY A-958 IN
JOHNSON COUNTY, TEXAS.

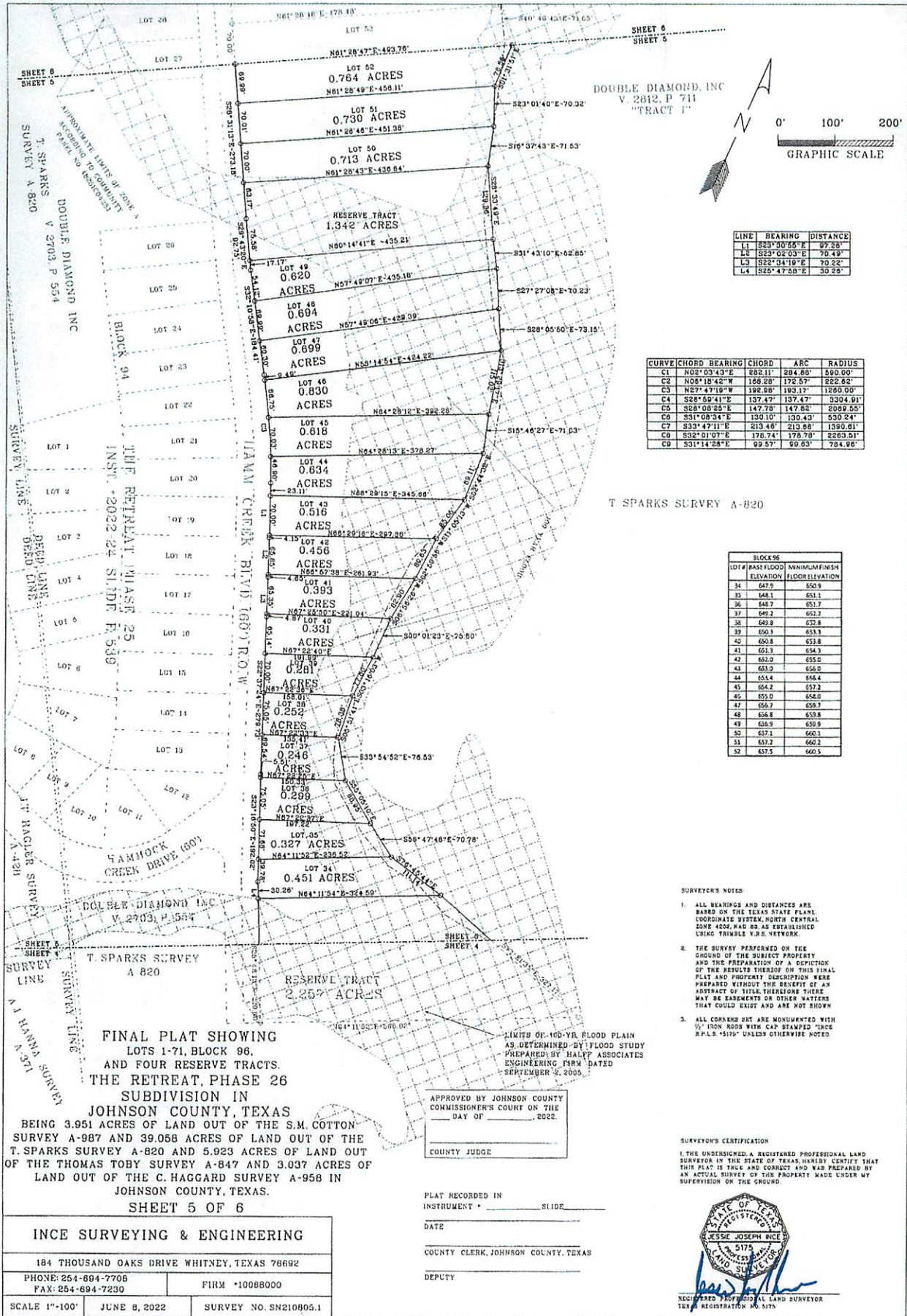
SHEET 4 OF 6

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

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

SCALE 1"=100' JUNE 8, 2022 SURVEY NO. SN210805.1



RETREATPHASE26SHEET5.dgn 6/8/2022 6:20:42 PM



RETREAT CO., INC
INST. 2016-31003
"GOLF HOLE #12 AND 1R
AND CLUB HOUSE AREA"
"211 300 ACRES TRACT 1"

T. SPARKS SURVEY
A-820

THE RETREAT PHASE 26
INST. 2022-24 SLIDE E-539

HANN CREEK BLVD. (660') R.O.W.

SURVEY LINE

S.M. COTTON SURVEY
A-987

T. SPARKS SURVEY
A-820

BLOCK 96			
LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION	
53	657.9	660.9	
54	658.2	661.2	
55	658.2	661.2	
56	658.2	661.2	
57	658.2	661.2	
58	658.5	661.5	
59	658.9	661.9	
60	659.3	662.3	
61	659.6	662.6	
62	659.9	662.9	
63	660.3	663.3	
64	660.6	663.6	
65	660.8	663.8	
66	661.6	664.6	
67	662.6	665.6	
68	662.6	665.6	
69	664.8	667.8	
70	666.9	669.9	
71	669.0	672.0	

CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N02°03'43"E	286.11'	284.85'	590.00'
C2	N00°18'43"W	168.28'	172.67'	222.63'
C3	N27°47'19"W	192.98'	193.17'	1260.00'
C4	S28°59'41"E	137.47'	137.47'	5304.91'
C5	S26°08'28"E	147.78'	147.88'	2009.05'
C6	S31°09'34"E	130.10'	130.43'	530.24'
C7	S55°47'11"E	215.46'	215.46'	1390.61'
C8	S28°31'07"E	178.74'	178.95'	2283.51'
C9	S31°14'28"E	89.57'	89.63'	764.98'

LIMITS OF 100-YR FLOOD PLAIN
AS DETERMINED BY FLOOD STUDY
PREPARED BY HALFF ASSOCIATES
ENGINEERING FIRM DATED
SEPTEMBER 2, 2005.

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

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

APPROVED BY JOHNSON COUNTY
COMMISSIONER'S COURT ON THE
____ DAY OF _____ 2022.
COUNTY JUDGE _____

FINAL PLAT SHOWING
LOTS 1-71, BLOCK 96,
AND FOUR RESERVE TRACTS.
THE RETREAT, PHASE 26
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
BEING 3.951 ACRES OF LAND OUT OF THE S.M. COTTON
SURVEY A-987 AND 39.068 ACRES OF LAND OUT OF THE
T. SPARKS SURVEY A-820 AND 6.923 ACRES OF LAND OUT
OF THE THOMAS TOBY SURVEY A-847 AND 3.037 ACRES OF
LAND OUT OF THE C. HAGGARD SURVEY A-958 IN
JOHNSON COUNTY, TEXAS.
SHEET 6 OF 6

- SURVEYOR'S NOTICE**
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (82, NAD 83) AS ESTABLISHED USING TRIMBLE VRS NETWORK.
 - 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 ENCUMBRANCES OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 - ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE P.L.S. 5175" UNLESS OTHERWISE NOTED.

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 OF THE GROUND.

JESSIE JOSEPH PRICE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-894-7708	FIRM #10088000	
FAX: 254-894-7230		
SCALE 1"=100'	JUNE 8, 2022	SURVEY NO. SN210805.1

JUN 27 2022

Approved

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: Jennifer VanderLaan **TODAY'S DATE:** June 15, 2022

DEPARTMENT: Public Works

SIGNATURE OF DEPARTMENT HEAD: 

REQUESTED AGENDA DATE: June 27, 2022

SPECIFIC AGENDA WORDING:

Consideration of Order No. 2022-44, Order approving Final Plat for The Retreat, Phase 26, Lots 1-71, Block 96, and Four Reserve Tracts in Precinct 1- Public Works Department

PERSON(S) TO PRESENT ITEM: Jennifer VanderLaan

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 10 minutes	ACTION ITEM: <u>X</u>
(Anticipated number of minutes needed to discuss item)	WORKSHOP: _____
	CONSENT: _____
	EXECUTIVE: _____

STAFF NOTICE:

COUNTY ATTORNEY: _____	IT DEPARTMENT: _____
AUDITOR: _____	PURCHASING DEPARTMENT: _____
PERSONNEL: _____	PUBLIC WORKS: <u>X</u>
BUDGET COORDINATOR: _____	OTHER: _____

*****This Section to be Completed by County Judge's Office*****

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE _____

COURT MEMBER APPROVAL _____ Date _____