



Filed For Record 8:48AM

JOHNSON COUNTY FEB 14 2023

COMMISSIONERS COURT April Long
County Clerk, Johnson County Texas

BY MA DEPUTY

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

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§
§

ORDER 2023-10

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT PURSUANT TO
SECTION 232.009 (c) 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 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 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, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision; 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 the revision of the plat of **The Retreat, Phase 1**, Lots 21 and 22, Block 10, to create Lot 21R, Block 10, in Precinct 1."

Said motion was approved by a vote of the Commissioners Court on the 13th day of February 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

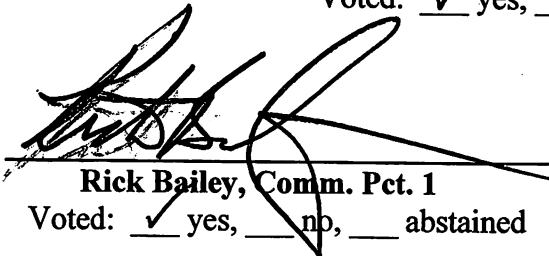
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **The Retreat, Phase 1**, Lots 21 and 22, Block 10, to create Lot 21R, Block 10, in Precinct 1.

WITNESS OUR HAND THIS, THE 13TH DAY OF FEBRUARY 2023.



Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



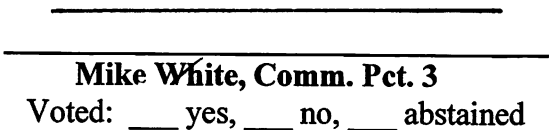
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



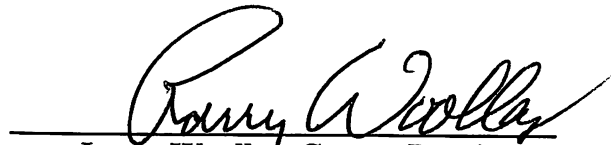
Kerry Howell, Comm. Pct. 2

Voted: yes, no, abstained



Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

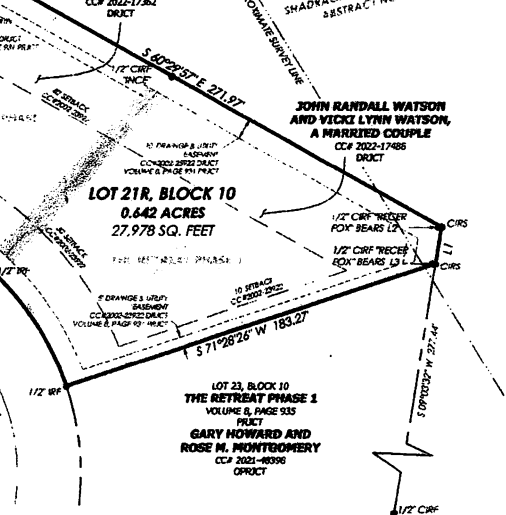
Voted: yes, no, abstained



ATTEST: April Long, County Clerk



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	138.17	129.30	129.30	N 46° 52' 27" W	90° 00' 00"
C2	138.17	129.30	129.30	N 43° 07' 33" W	90° 00' 00"
C3	138.17	129.30	129.30	N 77° 12' 28" W	90° 00' 00"



OWNER'S CERTIFICATE
STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS JOHN RANDALL WATSON AND VICKI LYNN WATSON, OWNERS OF A 0.642 ACRE TRACT OF LAND SITUATED IN THE JAMES C. TUCKER SURVEY, ABSTRACT NUMBER 1043 JOHNSON COUNTY, TEXAS AND BEING ALL OF LOTS 21 AND 22, BLOCK 10, THE RETREAT PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 PAGE 935 PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:

BEINGING A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 21, SAME BEING THE SOUTHEAST CORNER OF LOT 20, BLOCK 10, SAID THE RETREAT PHASE 1, BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF N. ABERDEEN DRIVE A 60' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE POINT OF CURVATURE ON THE SOUTH LINE OF SAID LOT 20 BEARS A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 13 MINUTES 28 SECONDS WEST, 9.05 FEET.

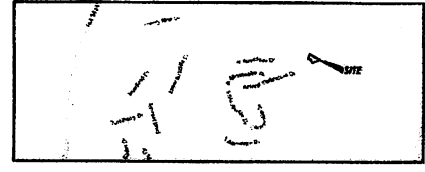
THENCE NORTH 14 DEGREES 48 MINUTES 36 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 21, BEING COMMON WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 127.24 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 21, SAME BEING THE NORTHEAST CORNER OF SAID LOT 20 AND BEING ON A SOUTH-WEST LINE OF A CALLED 211,300 ACRE TRACT OF LAND DESCRIBED BY DEED TO RETREAT GOLF, INC. RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-31363, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 60 DEGREES 29 MINUTES 57 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID LOTS 21 AND 22, BEING COMMON WITH A SOUTH-WEST LINE OF SAID CALLED 211,300 ACRE TRACT AT A DISTANCE OF 128.84 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "INCH" AT THE NORTHEAST CORNER OF SAID LOT 21, AND CONTINUING IN ALL 271.51 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID LOT 22, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RECEIVER FOX" BEARS SOUTH 86 DEGREES 12 MINUTES 34 SECONDS WEST, A DISTANCE OF 1.31 FEET;

THENCE SOUTH 09 DEGREES 34 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 22, BEING COMMON WITH SAID SOUTH-WEST LINE, A DISTANCE OF 17.83 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHEAST CORNER OF SAID LOT 22, SAME BEING THE NORTHERMOST CORNER OF LOT 22 SAID THE RETREAT PHASE 1, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RECEIVER FOX" BEARS SOUTH 86 DEGREES 12 MINUTES 34 SECONDS WEST, A DISTANCE OF 32 SECONDS WEST, A DISTANCE OF 277.44 FEET;

THENCE SOUTH 71 DEGREES 28 MINUTES 26 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 22, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 23, A DISTANCE OF 183.72 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 22, BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID N. ABERDEEN DRIVE AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 132.30 FEET ALONG SAID NORTHEAST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 133.12 FEET THROUGH A CENTRAL ANGLE OF 54 DEGREES 58 MINUTES 31 SECONDS WHOSE LONG CHORD BEARS NORTH 46 DEGREES 32 MINUTES 49 SECONDS WEST, A CHORD LENGTH OF 126.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.642 ACRES OR 27,978 SQUARE FEET OF LAND, MORE OR LESS.



FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, CERTAIN PARTS NOT DESIGNATED BY THE 1% FLOOD ZONE 4-2012 (AS PROPERTY IS LOCATED IN ZONE 1) AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

THIS ABOVE REFERENCED TEXAS FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE HWY. IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF STAFF TEE WHICH SHOULD BE FLOODED BY SEVERE, CONCENTRATED MANUAL EXCESSES WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STORMS (TORNADO, HAIL, WIND) AREAS NEARBY SYSTEMS OF OTHER SUBURBS OR SUBURBAN CONDITIONS EXISTING, EVEN IF THEY ARE THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADRESSED AS PART OF THE HWY.

FLOODING FROM THE FLOW OF WATER OR CONSTRUCTIVE IMPROVEMENTS IN THE DRAINAGE EASEMENTS AND ALONG OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE PROPERTY OWNERS 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 DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

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

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

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER CLOTS, ROADS AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES PLANTS CURB OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS,

THAT I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS 9 DAY OF January 2025



Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS.

THAT JOHN RANDALL WATSON AND VICKI LYNN WATSON, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 21R, BLOCK 10, THE RETREAT, PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, AND RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

WITNESS MY HAND THIS 9 DAY OF January 2025
John Randall Watson
JOHN RANDALL WATSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN RANDALL WATSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF January, 2025

Marshall Miller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES February 28, 2026

WITNESS MY HAND THIS 9 DAY OF January 2025
Vicki Lynn Watson
VICKI LYNN WATSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICKI LYNN WATSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF January 2025

Marshall Miller
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES February 28, 2026

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR _____ INSTRUMENT # _____

SUBD _____

DATE _____

COUNTY CLERK JOHNSON COUNTY, TEXAS

APPROVED: _____
JOHNSON COUNTY COMMISSIONERS COURT

OWNER: _____

DATE _____

JOHN RANDALL AND VICKI LYNN WATSON
1043 COUNTY ROAD 1718
BURELTON, TX 76028
817-337-0052

DEPUTY _____

COUNTY JUDGE _____

- PLAT NOTES**
- THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4302.
 - EASEMENTS AND BUILDING SERVICES:
UTILITY EASEMENT
15' FROM LOT LINE FRONT AND BACK
5' FROM LOT LINE ON THE SIDES
ADJOINING LINES
30' FROM LOT LINE
30' FROM LOT LINE OR 40' WHEN ADJOINING THE GOLF COURSE
10' SIDES
RIGHT-OF-WAY DEDICATION
ALL STREETS TO BE PERMANENTLY OWNED AND MAINTAINED.
 - THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ELY OF ANY CITY OR TOWN.
 - THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE-FAMILY RESIDENTIAL.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - UTILITY PROVIDERS:
WATER: TEXAS WATER UTILITIES, LP 1-281-307-8300
SEWER: CENTRAL SEWER COLLECTION AND TREATMENT PROVIDED BY TEXAS WATER UTILITIES, LP 1-281-307-8300
ELECTRIC: UNITED COOPERATIVE SERVICES 817-447-2922

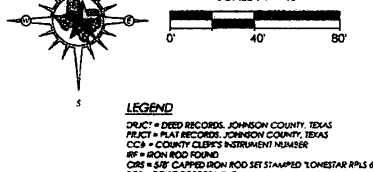
- PLAT NOTES CONTINUED**
- UTILITY EASEMENT**
ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWING OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFECT 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 OBTAINING THE PERMISSION OF ANYONE.
- PLAT A PLAT**
IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BOTH, AND COMPENSATION 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 INSTRUMENT 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 CONVEYANT 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 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.
- PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE**
THE APPROVAL AND FILING OF A PLAT WHICH DESIGNATES 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 OBTAINING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

DUTY OF DEVELOPER/PROPERTY OWNER
THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT OR 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 REAPPROVAL OF THIS PLAT.



**LOT 21R, BLOCK 10
THE RETREAT, PHASE 1,**
BEING 0.642 ACRES OF LAND AND BEING A REVISION OF LOTS 21 AND 22, BLOCK 10, THE RETREAT, PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 935, PLAT RECORDS, JOHNSON COUNTY, TEXAS

-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD
JOSHUA, TX 76058
PHONE: 817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

FEB 13 2023

Approved

AGENDA PLACEMENT FORM

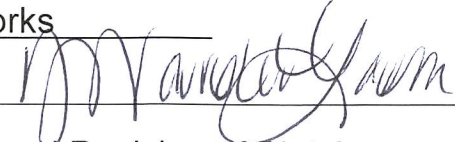
(Submission Deadline – Tuesday, 12:00 PM before Regular Court Meetings)

Date: January 26, 2023

Meeting Date: 2/13/2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Agenda Title: Public Hearing and Revision of Plat Approval

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Public Hearing to Revise the Plat of The Retreat, Lots 21 and 22, Block 10, Phase 1 to be combined to Form Lot 21R, Block 10 in Precinct 1

Consideration of Order 2023-10, Order Approving the Revised Plat of The Retreat, Lots 21 and 22, Block 10, Phase 1 to be combined to Create Lot 21R, Block 10 in Precinct 1, -Public Works Department

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments Requiring Notification:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____