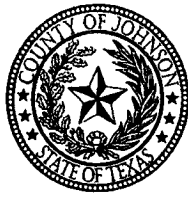


AUG 14 2023



JOHNSON COUNTY COMMISSIONERS COURT

April Long
County Clerk, Johnson County Texas
BY [Signature] 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

COUNTY OF JOHNSON

§
§
§

ORDER 2023-63

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 27**, Lots 1-28, Block 97, Lots 1-11, Block 98, Lots 1-16, Block 99, Lots 1-39, Block 100, Lots 1-22, Block 101, Lots 1-14, Block 102, Lots 1-49, Block 103, Lots 1-82, Block 104, Lots 1-21, Block 105, Lots 1-10, Block 106, Greenbelt Tracts 1-7, and Reserve Tracts 1 and 2 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 14th day of August 2023.

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 27**, Lots 1-28, Block 97, Lots 1-11, Block 98, Lots 1-16, Block 99, Lots 1-39, Block 100, Lots 1-22, Block 101, Lots 1-14, Block 102, Lots 1-49, Block 103, Lots 1-82, Block 104, Lots 1-21, Block 105, Lots 1-10, Block 106, Greenbelt Tracts 1-7, and Reserve Tracts 1 and 2 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 14TH DAY OF AUGUST 2023.

Chp Boede

Christopher Boedecker, Johnson County Judge

Voted: yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk



SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM...
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY...
3. ALL CORNERS SET ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. 5175" UNLESS OTHERWISE NOTED.

LINEAR FEET BY ROAD
TUSCANY HILLS COURT 1,168 FEET
CASTLE WOODS COURT 674 FEET
RUBY HILL COURT 709 FEET
WHISPERING PINES COURT 694 FEET
SOUTHERN HILLS DRIVE 2,754 FEET
RED LEDGES DRIVE 472 FEET
CYPRESS POINT DRIVE 390 FEET
GOVERNORS CLUB DRIVE 1,725 FEET
COYOTE CREEK DRIVE 188 FEET
MERIDIAN COURT 735 FEET
PALM HILLS DRIVE 5,745 FEET
FOREST LAKE LOOP 2,470 FEET
SALEM GLEN CROSSING 791 FEET

18,515 LINEAR FEET OF NEW ROADWAY

PLAT RECORDED IN INSTRUMENT * SLIDE

DATE
COUNTY CLERK, JOHNSON COUNTY, TEXAS

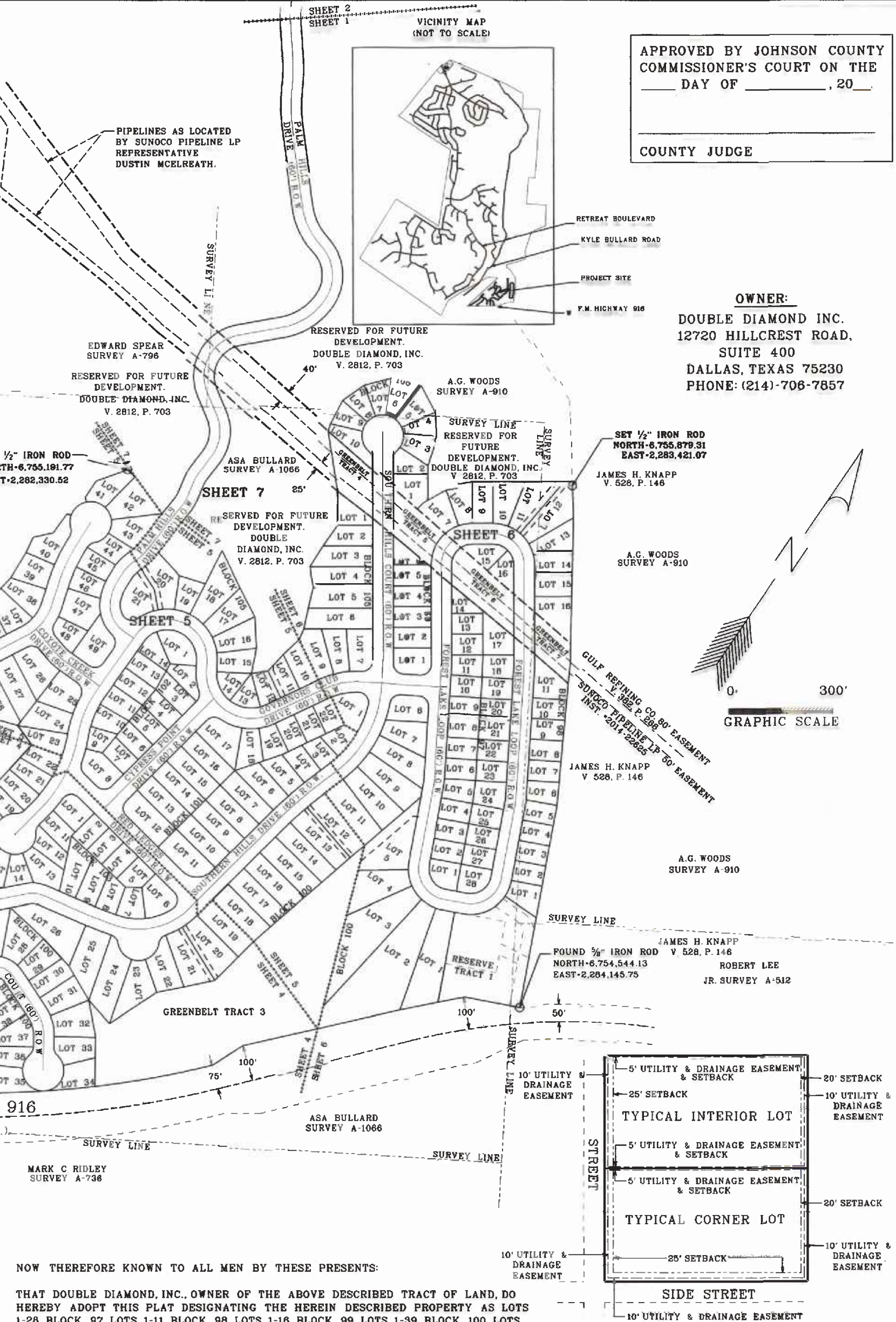
DEPUTY
J.H. DILLARD SURVEY A-225



FINAL PLAT SHOWING
LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99,
LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102,
LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105,
LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7,
AND RESERVE TRACTS 1 AND 2.

THE RETREAT, PHASE 27 SUBDIVISION
IN JOHNSON COUNTY, TEXAS
BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF LAND OUT OF THE A.G. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-956 IN JOHNSON COUNTY, TEXAS.

INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
PHONE: 254-694-7708 FAX: 254-694-7230 FIRM *10068000
SCALE 1"=300' JULY 27, 2023 SURVEY NO. SN220917.1



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF 20 COUNTY JUDGE

OWNER:
DOUBLE DIAMOND INC.
12720 HILLCREST ROAD, SUITE 400
DALLAS, TEXAS 75230
PHONE: (214)-706-7857

- JOHNSON COUNTY, TEXAS NOTES:
1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. UTILITY PROVIDERS: WATER SERVICE PROVIDED BY MIDWAY WATER UTILITIES...
5. FLOOD STATEMENT: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS...
6. FLOOD NOTES: BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS...
7. 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 GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR EFFICACY OF ITS RESPECTIVE SYSTEMS...
8. UTILITY & DRAINAGE EASEMENTS: (SEE NOTE REGARDING VARIANCE) 15' FRONT & REAR 5' SIDES
9. RIGHT-OF-WAY DEDICATION: 30' FROM CENTER OF ROADS ALL STREETS TO BE PRIVATELY MAINTAINED.
10. BUILDING LINES: (DIMENSIONS EXCEEDING COUNTY MINIMUMS ARE PER THE DEVELOPER) 50' FRONT (STATE HWY & F.M.) 25' FRONT (COUNTY ROAD OR SUBDIVISION ROAD) 20' REAR LOT LINES 5' SIDE LOT LINES
11. 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 BOTH FINES AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK...
12. 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.
13. 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 OF 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 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 DISAPPROVAL OF THIS PLAT.
14. 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 ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.
15. 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.

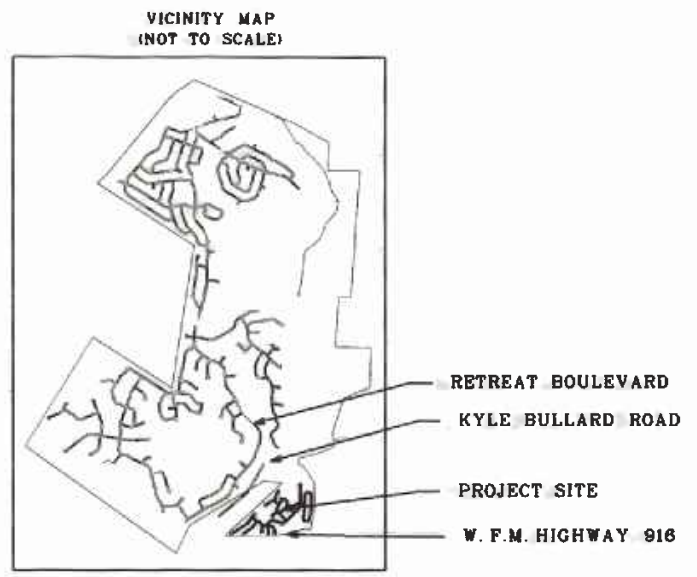
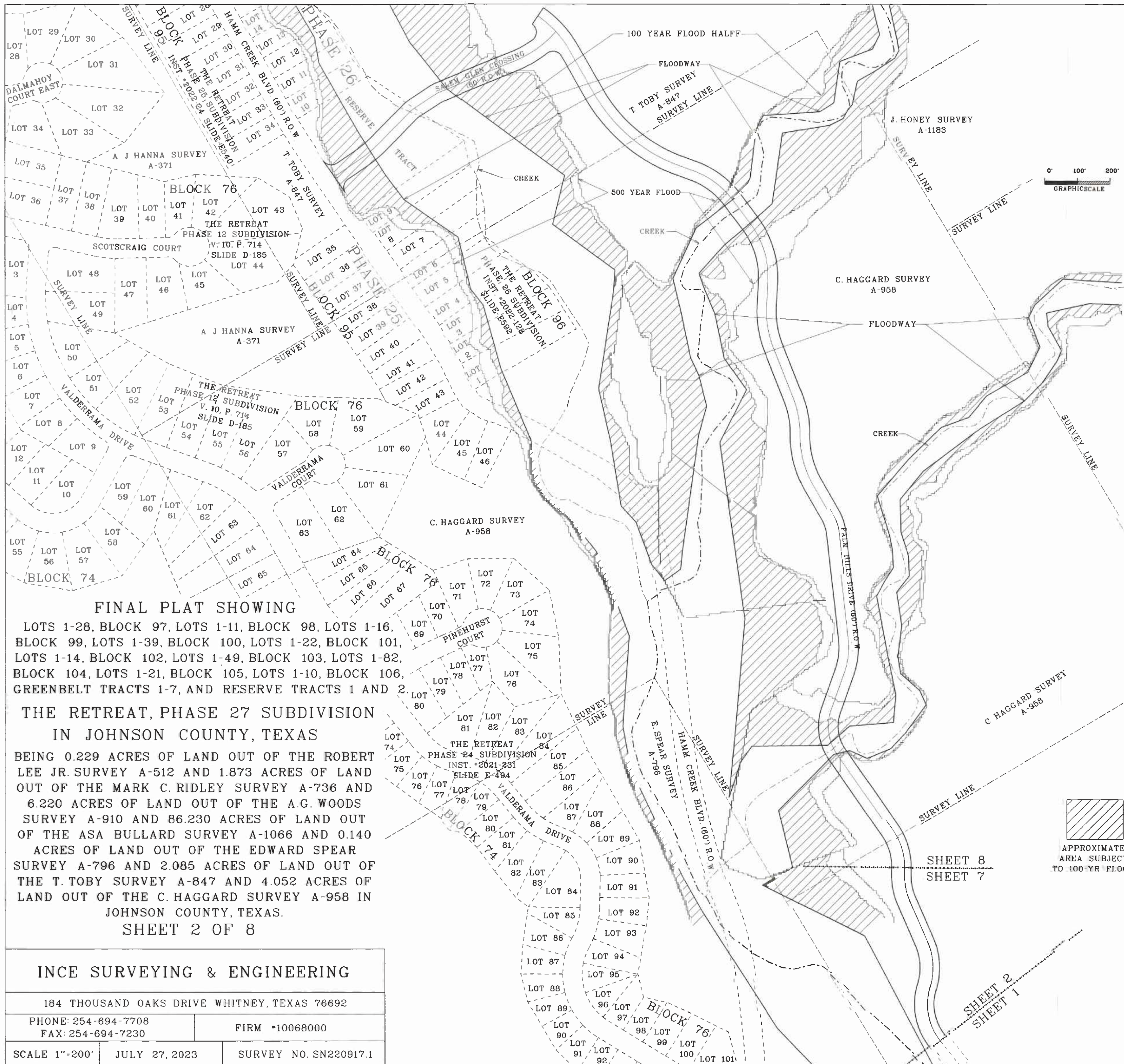
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT DOUBLE DIAMOND, INC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7 AND RESERVE TRACTS 1 & 2 OF THE RETREAT PHASE 27 AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE FOR THE USE OF THE PROPERTY OWNERS OF THE DEVELOPMENT, WITHOUT RESERVATION, THE STREETS, EASEMENTS, AND RIGHT-OF-WAYS SHOWN HEREON.

Sworn and subscribed before me by Randy Gracy Vice President on this 27 day of July, 2023.
Notary Public, State of Texas
My Commission Expires: 2-20-24

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 _____, 20____

 COUNTY JUDGE

- 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.R.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.

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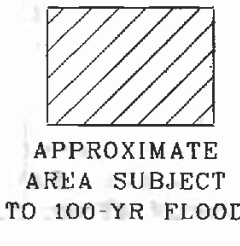
REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

FINAL PLAT SHOWING
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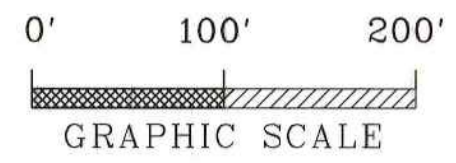
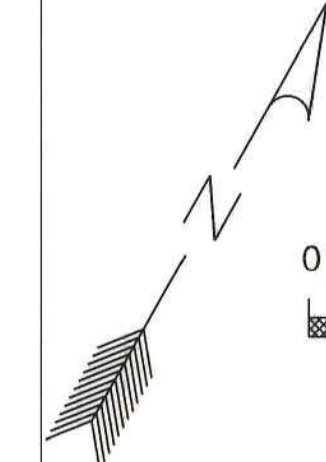
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SHEET 2 OF 8

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708	FIRM #10068000	
FAX: 254-694-7230		
SCALE 1"=200'	JULY 27, 2023	SURVEY NO. SN220917.1

SHEET 8
 SHEET 7



SHEET 2
 SHEET 1



*GREENBELT TRACT ACREAGE	
TRACT 4	0.384 ACRES
TRACT 5	0.385 ACRES
TRACT 6	0.507 ACRES
TRACT 7	0.282 ACRES

LINE	BEARING	DISTANCE
L69	N09°12'05"E	25.27'
L70	N26°51'33"E	15.60'
L71	N23°55'35"W	79.91'
L72	N23°55'35"W	60.00'
L73	N23°55'35"W	60.00'
L74	N23°55'35"W	60.00'
L75	N26°37'27"W	67.03'
L76	N30°36'28"W	60.00'
L77	N30°36'28"W	60.00'
L78	N30°36'28"W	60.00'
L79	N30°36'28"W	60.00'
L80	N30°36'28"W	60.00'
L81	N31°58'34"W	63.92'
L82	N34°21'15"W	60.00'
L83	N34°21'15"W	60.00'
L84	N34°21'15"W	8.00'
L161	N10°18'56"W	33.35'
L162	N22°09'49"W	61.38'
L163	N20°31'54"W	61.79'
L164	N43°32'51"W	60.78'
L165	N02°07'48"W	70.92'
L166	N00°58'53"E	73.55'
L167	N15°48'21"W	21.99'
L168	N06°44'25"W	76.68'
L169	N34°21'15"W	30.00'
L170	N26°51'33"E	76.67'
L172	N26°51'33"E	61.08'
L173	N46°03'03"E	76.68'

CURVE	RADIUS	ARC	CHORD	BEARING
C39	330.00'	282.41'	273.87'	N06°05'29"W
C40	230.00'	116.94'	115.69'	S44°49'34"W
C54	90.00'	141.67'	127.49'	S68°49'48"E
C55	90.00'	141.23'	127.18'	N21°07'06"E
C56	90.00'	141.37'	127.28'	N79°21'13"W
C57	90.00'	141.37'	127.28'	S10°38'47"W
C168	360.00'	55.44'	55.39'	N14°00'47"E
C169	360.00'	55.44'	55.39'	N05°11'22"E
C170	360.00'	55.44'	55.39'	N03°38'03"W
C171	360.00'	48.09'	48.05'	N11°52'22"W
C172	360.00'	50.38'	50.34'	N19°42'31"W
C173	30.00'	43.52'	39.80'	N17°50'14"E
C174	30.00'	47.12'	42.43'	N75°36'28"W
C175	30.00'	46.83'	42.22'	S14°06'50"W
C176	260.00'	34.90'	34.88'	S54°59'22"W
C177	260.00'	47.38'	47.32'	S45°55'21"W
C178	260.00'	47.38'	47.32'	S35°28'52"W
C259	200.00'	12.95'	12.94'	N32°06'52"E
C260	200.00'	80.59'	80.05'	N45°30'46"E
C261	30.00'	53.59'	46.74'	S71°46'16"E
C262	300.00'	85.77'	85.48'	S12°24'32"E
C263	300.00'	89.44'	89.11'	S04°19'20"W
C264	300.00'	29.12'	29.11'	S15°38'38"W
C281	30.00'	25.23'	24.49'	N58°26'56"W
C282	60.00'	63.96'	60.98'	N52°00'02"W
C283	60.00'	29.99'	29.68'	N07°08'30"W
C284	60.00'	30.01'	29.69'	N21°29'36"E
C285	60.00'	30.00'	29.68'	N50°09'09"E
C286	60.00'	30.43'	30.10'	N79°00'28"E
C287	60.00'	30.00'	29.69'	S43°54'30"E
C288	60.00'	30.00'	29.69'	S15°15'12"E
C289	60.00'	15.46'	15.42'	N06°28'47"E
C290	30.00'	47.12'	42.43'	S75°36'28"E
C291	120.00'	24.09'	24.05'	S29°35'20"E
C292	120.00'	48.50'	48.17'	S46°55'07"E
C293	120.00'	48.48'	48.16'	S70°04'18"E
C294	120.00'	48.48'	48.15'	N86°46'50"E
C295	120.00'	19.13'	19.11'	N70°38'28"E
C296	120.00'	138.69'	131.10'	N32°57'49"E
C297	120.00'	49.62'	49.27'	N11°59'30"W
C298	120.00'	29.17'	29.10'	N41°19'02"W
C299	120.00'	34.27'	34.16'	N56°27'46"W
C300	120.00'	40.19'	40.00'	N74°14'26"W
C301	120.00'	40.19'	40.00'	S86°34'09"W
C302	120.00'	44.67'	44.41'	S66°18'36"W
C303	120.00'	40.19'	40.00'	S46°03'03"W
C304	120.00'	45.77'	45.49'	S25°32'03"W
C305	60.00'	47.13'	45.93'	N78°09'07"E
C307	120.00'	102.54'	99.44'	S09°52'41"E
C308	30.00'	47.12'	42.43'	S14°23'32"W
C309	60.00'	94.34'	84.92'	N68°52'54"W
C310	60.00'	59.45'	57.05'	S05°58'11"E
C311	60.00'	34.80'	34.31'	N39°02'17"E
C312	60.00'	47.12'	45.92'	S58°51'49"E
C313	60.00'	94.15'	84.79'	S21°07'06"W
C314	60.00'	30.00'	29.69'	S43°54'30"E
C315	30.00'	25.24'	24.50'	N10°16'25"W

ASA BULLARD SURVEY A-1066

RESERVED FOR FUTURE DEVELOPMENT. DOUBLE DIAMOND, INC. V. 2812, P. 703

ASA BULLARD SURVEY A-1066

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SHEET 6 OF 8

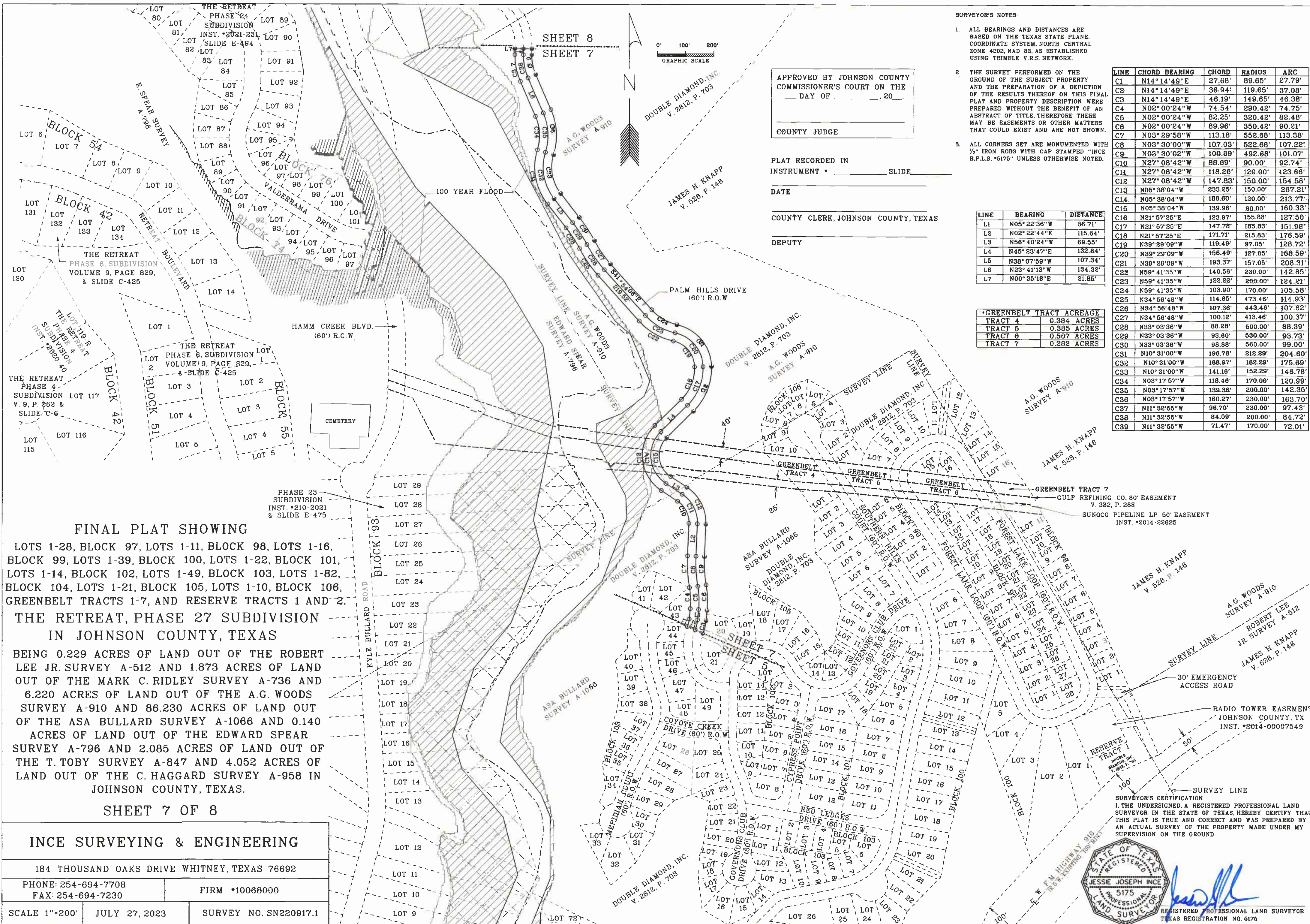
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 PHONE: 254-694-7708 FAX: 254-694-7230 FIRM #10068000
 SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____
 COUNTY JUDGE

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



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.



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- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, 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 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. 5175" UNLESS OTHERWISE NOTED.

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____
 COUNTY JUDGE _____

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

LINE	BEARING	DISTANCE
L1	N05°22'36"W	36.71'
L2	N02°22'44"E	115.64'
L3	N56°40'24"W	69.55'
L4	N45°23'47"E	132.84'
L5	N38°07'59"W	107.34'
L6	N23°41'13"W	134.32'
L7	N00°35'18"E	21.85'

*GREENBELT TRACT ACREAGE	
TRACT 4	0.384 ACRES
TRACT 5	0.385 ACRES
TRACT 6	0.507 ACRES
TRACT 7	0.282 ACRES

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N14°14'49"E	27.68'	89.65'	27.79'
C2	N14°14'49"E	36.94'	119.65'	37.08'
C3	N14°14'49"E	46.19'	149.65'	46.38'
C4	N02°00'24"W	74.54'	290.42'	74.75'
C5	N02°00'24"W	82.25'	320.42'	82.48'
C6	N02°00'24"W	89.96'	350.42'	90.21'
C7	N03°29'58"W	113.18'	552.68'	113.38'
C8	N03°30'00"W	107.03'	522.68'	107.22'
C9	N03°30'02"W	100.89'	492.68'	101.07'
C10	N27°08'42"W	88.69'	90.00'	92.74'
C11	N27°08'42"W	118.26'	120.00'	123.66'
C12	N27°08'42"W	147.83'	150.00'	154.58'
C13	N05°38'04"W	233.25'	150.00'	267.21'
C14	N05°38'04"W	188.80'	120.00'	213.77'
C15	N05°38'04"W	139.98'	90.00'	160.33'
C16	N21°57'25"E	123.97'	155.83'	127.50'
C17	N21°57'25"E	147.78'	185.83'	151.98'
C18	N21°57'25"E	171.71'	215.83'	178.59'
C19	N39°29'09"W	119.49'	97.05'	128.72'
C20	N39°29'09"W	156.49'	127.05'	168.59'
C21	N39°29'09"W	193.37'	157.05'	208.31'
C22	N59°41'35"W	140.58'	230.00'	142.85'
C23	N59°41'35"W	122.22'	200.00'	124.21'
C24	N59°41'35"W	103.90'	170.00'	105.58'
C25	N34°56'48"W	114.85'	473.46'	114.93'
C26	N34°56'48"W	107.38'	443.46'	107.62'
C27	N34°56'48"W	100.12'	413.46'	100.37'
C28	N33°03'36"W	88.28'	500.00'	88.39'
C29	N33°03'36"W	93.60'	530.00'	93.73'
C30	N33°03'36"W	98.88'	560.00'	99.00'
C31	N10°31'00"W	196.78'	212.29'	204.60'
C32	N10°31'00"W	168.97'	182.29'	175.69'
C33	N10°31'00"W	141.16'	152.29'	146.78'
C34	N03°17'57"W	118.46'	170.00'	120.99'
C35	N03°17'57"W	139.38'	200.00'	142.35'
C36	N03°17'57"W	160.27'	230.00'	163.70'
C37	N11°32'55"W	96.70'	230.00'	97.43'
C38	N11°32'55"W	84.09'	200.00'	84.72'
C39	N11°32'55"W	71.47'	170.00'	72.01'

FINAL PLAT SHOWING
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7, AND RESERVE TRACTS 1 AND 2.

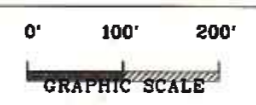
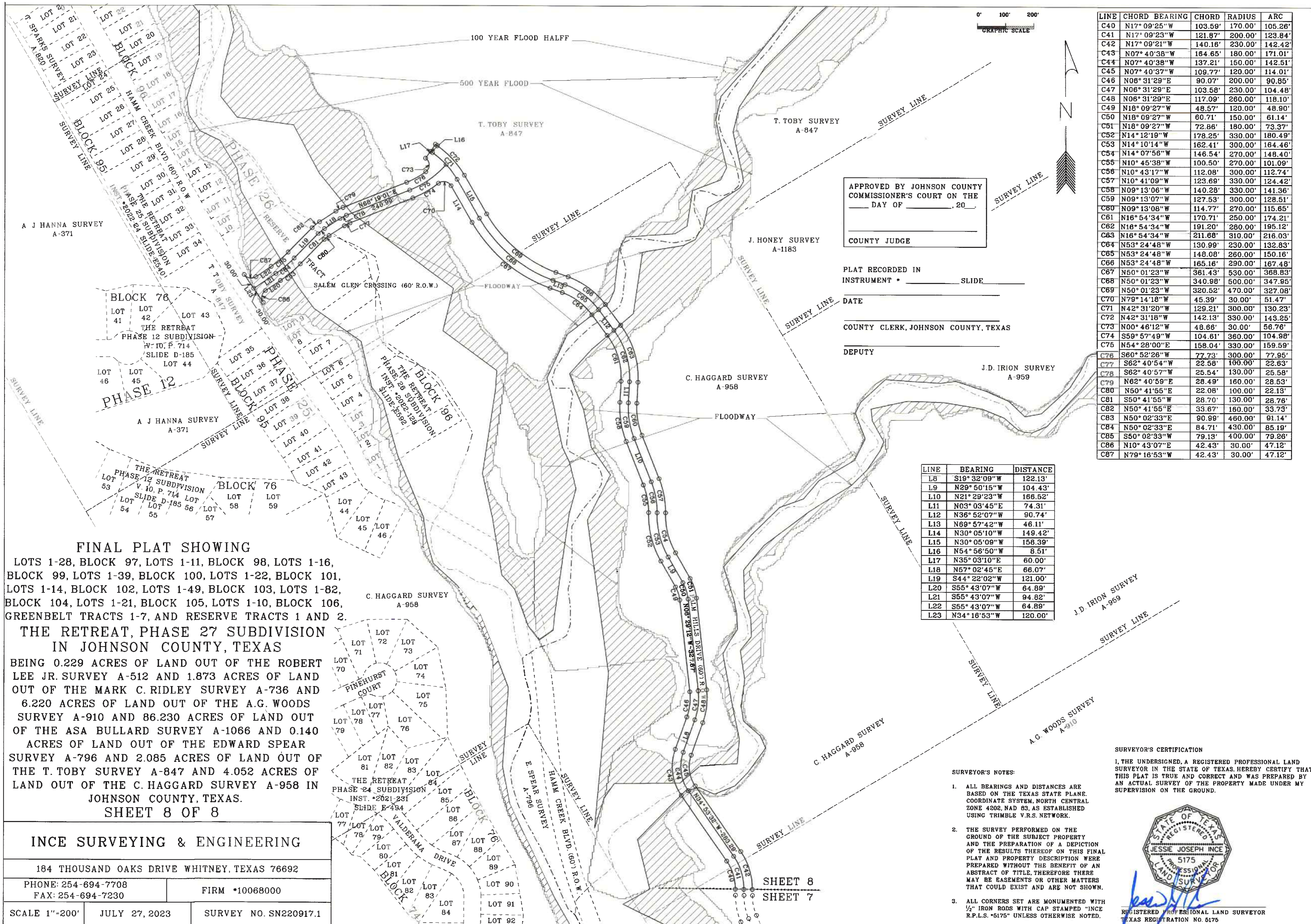
THE RETREAT, PHASE 27 SUBDIVISION IN JOHNSON COUNTY, TEXAS
 BEING 0.229 ACRES OF LAND OUT OF THE ROBERT LEE JR. SURVEY A-512 AND 1.873 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-736 AND 6.220 ACRES OF LAND OUT OF THE A.G. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1066 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TOBY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-958 IN JOHNSON COUNTY, TEXAS.

SHEET 7 OF 8

INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-694-7708 FIRM #10068000
 FAX: 254-694-7230
 SCALE 1"=200' JULY 27, 2023 SURVEY NO. SN220917.1

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.

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



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____
 COUNTY JUDGE _____

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

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C40	N17°09'25"W	103.59'	170.00'	105.28'
C41	N17°09'23"W	121.87'	200.00'	123.84'
C42	N17°09'21"W	140.16'	230.00'	142.42'
C43	N07°40'38"W	164.65'	180.00'	171.01'
C44	N07°40'38"W	137.21'	150.00'	142.51'
C45	N07°40'37"W	109.77'	120.00'	114.01'
C46	N06°31'29"E	90.07'	200.00'	90.85'
C47	N06°31'29"E	103.58'	230.00'	104.48'
C48	N06°31'29"E	117.09'	260.00'	118.10'
C49	N18°09'27"W	48.57'	120.00'	48.90'
C50	N18°09'27"W	60.71'	150.00'	61.14'
C51	N18°09'27"W	72.86'	180.00'	73.37'
C52	N14°12'19"W	178.25'	330.00'	180.49'
C53	N14°10'14"W	162.41'	300.00'	164.46'
C54	N14°07'58"W	146.54'	270.00'	148.40'
C55	N10°45'38"W	100.50'	270.00'	101.09'
C56	N10°43'17"W	112.08'	300.00'	112.74'
C57	N10°41'09"W	123.69'	330.00'	124.42'
C58	N09°13'06"W	140.28'	330.00'	141.36'
C59	N09°13'07"W	127.53'	300.00'	128.51'
C60	N09°13'08"W	114.77'	270.00'	115.65'
C61	N16°54'34"W	170.71'	250.00'	174.21'
C62	N16°54'34"W	191.20'	280.00'	195.12'
C63	N16°54'34"W	211.68'	310.00'	216.03'
C64	N53°24'48"W	130.99'	230.00'	132.83'
C65	N53°24'48"W	148.08'	260.00'	150.16'
C66	N53°24'48"W	165.16'	290.00'	167.48'
C67	N50°01'23"W	361.43'	530.00'	368.83'
C68	N50°01'23"W	340.98'	500.00'	347.95'
C69	N50°01'23"W	320.52'	470.00'	327.08'
C70	N79°14'18"W	45.39'	30.00'	51.47'
C71	N42°31'20"W	129.21'	300.00'	130.23'
C72	N42°31'18"W	142.13'	330.00'	143.25'
C73	N00°46'12"W	48.66'	30.00'	56.76'
C74	S59°57'49"W	104.61'	360.00'	104.98'
C75	N54°28'00"E	158.04'	330.00'	159.59'
C76	S60°52'26"W	77.73'	300.00'	77.95'
C77	S62°40'54"W	22.58'	100.00'	22.83'
C78	S62°40'57"W	25.54'	130.00'	25.58'
C79	N62°40'59"E	28.49'	160.00'	28.53'
C80	N50°41'55"E	22.08'	100.00'	22.13'
C81	S50°41'55"W	28.70'	130.00'	28.76'
C82	N50°41'55"E	33.67'	160.00'	33.73'
C83	N50°02'33"E	90.99'	460.00'	91.14'
C84	N50°02'33"E	84.71'	430.00'	85.19'
C85	S50°02'33"W	79.13'	400.00'	79.26'
C86	N10°43'07"E	42.43'	30.00'	47.12'
C87	N79°16'53"W	42.43'	30.00'	47.12'

LINE	BEARING	DISTANCE
L8	S19°32'09"W	122.13'
L9	N29°50'15"W	104.43'
L10	N21°29'23"W	186.52'
L11	N03°03'45"E	74.31'
L12	N36°52'07"W	90.74'
L13	N69°57'42"W	46.11'
L14	N30°05'10"W	149.42'
L15	N30°05'09"W	158.39'
L16	N54°56'50"W	8.51'
L17	N35°03'10"E	60.00'
L18	N57°02'45"E	66.07'
L19	S44°22'02"W	121.00'
L20	S55°43'07"W	64.89'
L21	S55°43'07"W	94.82'
L22	S55°43'07"W	64.89'
L23	N34°16'53"W	120.00'

FINAL PLAT SHOWING
 LOTS 1-28, BLOCK 97, LOTS 1-11, BLOCK 98, LOTS 1-16, BLOCK 99, LOTS 1-39, BLOCK 100, LOTS 1-22, BLOCK 101, LOTS 1-14, BLOCK 102, LOTS 1-49, BLOCK 103, LOTS 1-82, BLOCK 104, LOTS 1-21, BLOCK 105, LOTS 1-10, BLOCK 106, GREENBELT TRACTS 1-7, AND RESERVE TRACTS 1 AND 2.
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SHEET 8 OF 8

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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.R.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.

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175



SHEET 8
SHEET 7

AUG 14 2023



AGENDA PLACEMENT FORM

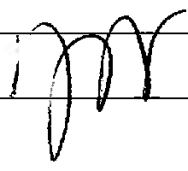
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: August 2, 2023

Meeting Date: August 14, 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Signature of Director/Official: 

Agenda Title:
Plat Approval

Approved

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

Consideration of Order 2023-63, Order Approving the Final Plat of The Retreat, Phase 27, Lots 1-28, Block 97, Lots 1-11, Block 98, Lots 1-16, Block 99, Lots 1-39, Block 100, Lots 1-22, Block 101, Lots 1-14, Block 102, Lots 1-49, Block 103, Lots 1-82, Block 104, Lots 1-21, Block 105, (continued on next page)

(May attach additional sheets if necessary)

Person to Present: Julie Edmiston

(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 (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

Please Inter-Office All Original Documents to County Judge’s Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email

Lots 1-10, Block 106, Greenbelt Tracts 1-7, and Reserve Tracts 1 and 2. Precinct 1