



AGENDA PLACEMENT FORM

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

Date: August 3, 2023

COMMISSIONERS COURT

Meeting Date: August 14, 2023

AUG 14 2023

Submitted By: Julie Edmiston

Department/Office: Public Works

Approved

Signature of Director/Official: [Signature]

Agenda Title:

Construction Bond

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 Approval of Construction Bond Number 612401537 from
Double Diamond Delaware Inc. for the Sum of 157,000.00, Secured by United
States Fire Insurance Company, (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**

For the Construction of Roads, Streets, Drainage, and Signage for The Retreat,
Phase 27 TxDot Improvements (required turn lanes on FM 916). Precinct 1

CONSTRUCTION BOND

STATE OF TEXAS §
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Double Diamond Delaware, Inc., as Principal, and United States Fire Insurance Company., as Surety, whose address is 305 Madison Ave., Morristown, NJ 07960, are held and firmly bound unto the County of Johnson, State of Texas (Johnson County), as Obligee, through its County Judge Christopher Boedeker, or his successor in office, in the sum of One Hundred Fifty-Seven Thousand & 00/100 - Dollars (\$157,000.00), for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal desires to construct specific Tx DOT required improvements in or adjacent to a subdivision to be platted and known as The Retreat, Phase 27 being a certain tract of land located outside the limits of an incorporated city or town in Johnson County, Texas, and said project being known as "The Retreat, Phase 27 TxDOT Improvements" (being turn lanes on FM 916).

WHEREAS, the said Principal is required by Section V, Financial Security, of the *Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through January 23, 2023* and by Section 232.004 of the *Texas Local Government Code* to file a bond with the Johnson County Commissioners Court in the amount of 100% of the estimated construction cost of constructing the roads, streets, drainage and signage for the above described property in conformance with the *Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through January 23, 2023*, and in conformance with the plat for Retreat, Phase 27 TxDOT Improvements approved by the Johnson County Commissioners Court and filed in the Plat Records of Johnson County, Texas.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the Principal, who owns the tract of land to be subdivided and improved under the name of "The Retreat, Phase 27" must construct the roads, streets, drainage and signage for "The Retreat, Phase 27 TxDOT Improvements (and the turn lanes on FM 916) in conformance with the specifications contained in the *Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through January 23, 2023*, and in conformance with the plat approved for said subdivision by the Johnson County Commissioners Court.

Principal, who owns the tract of land to be subdivided under the name of "The Retreat, Phase 27" must construct the roads, streets, drainage and signage for such subdivision by August 14, 2024. If such roads, streets, drainage and signage are not constructed by August 14, 2024, then upon delivery of written notification and reasonable evidence to Surety that such roads, streets, drainage and signage have not been constructed according to the conditions described above, then such proceeds of this bond as are reasonably necessary to construct or complete the construction of the roads, streets, drainage and signage as described in the plat filed in the Plat Records of Johnson County depicting "The Retreat, Phase 27 and the TxDOT Improvements (being turn lanes on FM 916) shall be payable to County Judge Christopher Boedeker or his successor in office, for Johnson County, Texas. Venue for all actions arising under, pursuant, or in relation to this bond shall be in the District Courts of Johnson County, Texas.

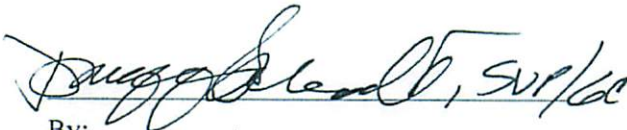
This bond shall remain in full force and in effect until all the roads, streets, drainage and signage requirements in and for such subdivision have been constructed and completed by the Principal and approved by the Johnson County Public Works Department and the Commissioners Court, and until this Construction Bond has been released by a Court Order from the Johnson County Commissioners Court.

No right of action shall accrue on this bond to or for the future use of any person or corporation other than the Commissioners Court of Johnson County, Texas herein named or successors of said Commissioners Court.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this

31st day of July, 2023

PRINCIPAL Double Diamond Delaware, Inc. SURETY — United States Fire Insurance Company



By:

Address: 12720 Hulen Street
DALLAS, TX 75230



By: Joseph T. Catania, Attorney-in-Fact

Address: 707 Philadelphia Pike
Wilmington, DE 19809



**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint: **Richard G. Anderson; Mary Lawrence; Joseph T. Catania; Brent Headley; Gina M. Semonelle; Denise A. Medlar; Christopher R. Smith**

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **One Hundred Twenty Five Million Eight Hundred Thousand Dollars (\$125,800,000)**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

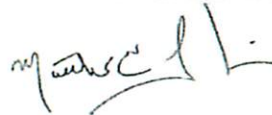
Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 28th day of September, 2021.

UNITED STATES FIRE INSURANCE COMPANY

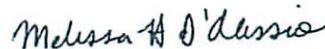


Matthew E. Lubin, President



State of New Jersey }
County of Morris }

On this 28th day of September, 2021, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

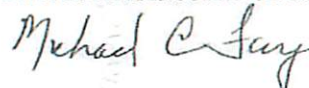


Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the ^{31st} day of July 20 23

UNITED STATES FIRE INSURANCE COMPANY



Michael C. Fay, Senior Vice President



*For verification of the authenticity of the Power of Attorney, please email: SuretyInquiries@amynntagroup.com

- SURVEYOR'S NOTES:**
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANT COORDINATE SYSTEM NORTH CENTRAL ZONE 4008, NAD 83, AN ESTABLISHED USING TRIMBLE V.S.S NETWORK.
 2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DESCRIPTION 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 AND MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.B. 8/17" 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	604 FEET
SOUTHERN HILLS DRIVE	2,234 FEET
RED LEDGES DRIVE	472 FEET
CYPRESS POINT DRIVE	390 FEET
GOVERNORS CLUB DRIVE	1,725 FEET
COYOTE CREEK DRIVE	185 FEET
MERIDIAN COURT	735 FEET
PALM HILLS DRIVE	0,745 FEET
FOREST LAKE LOOP	2,470 FEET
SALEM GLEN CROSSING	791 FEET

10,515 LINEAR FEET OF NEW ROADWAY

PLAT RECORDED IN INSTRUMENT # SLIDE DATE COUNTY CLERK, JOHNSON COUNTY, TEXAS DEPUTY J. H. DELAND HURLEY 8-208



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-912 AND 1.673 ACRES OF LAND OUT OF THE MARK C. RIDLEY SURVEY A-738 AND 6.220 ACRES OF LAND OUT OF THE A.C. WOODS SURVEY A-910 AND 86.230 ACRES OF LAND OUT OF THE ASA BULLARD SURVEY A-1068 AND 0.140 ACRES OF LAND OUT OF THE EDWARD SPEAR SURVEY A-796 AND 2.085 ACRES OF LAND OUT OF THE T. TODY SURVEY A-847 AND 4.052 ACRES OF LAND OUT OF THE C. HAGGARD SURVEY A-968 IN JOHNSON COUNTY, TEXAS.

INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-694-7705 FIRM #10068000
 FAX: 254-694-7230
 SCALE 1"=300' JULY 27, 2023 SURVEY NO. SN220917.1

NOTY PUBLIC STATE OF TEXAS
 MY COMMISSION EXPIRES 2-28-24

NOTARY PUBLIC STATE OF TEXAS
 CURTIS JAMES EUBANK
 Comm. Expires 02-28-2024
 Notary ID: 132367473

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

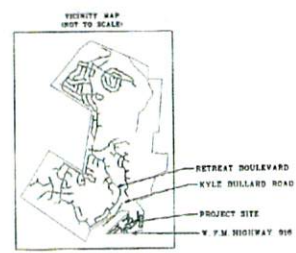
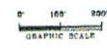
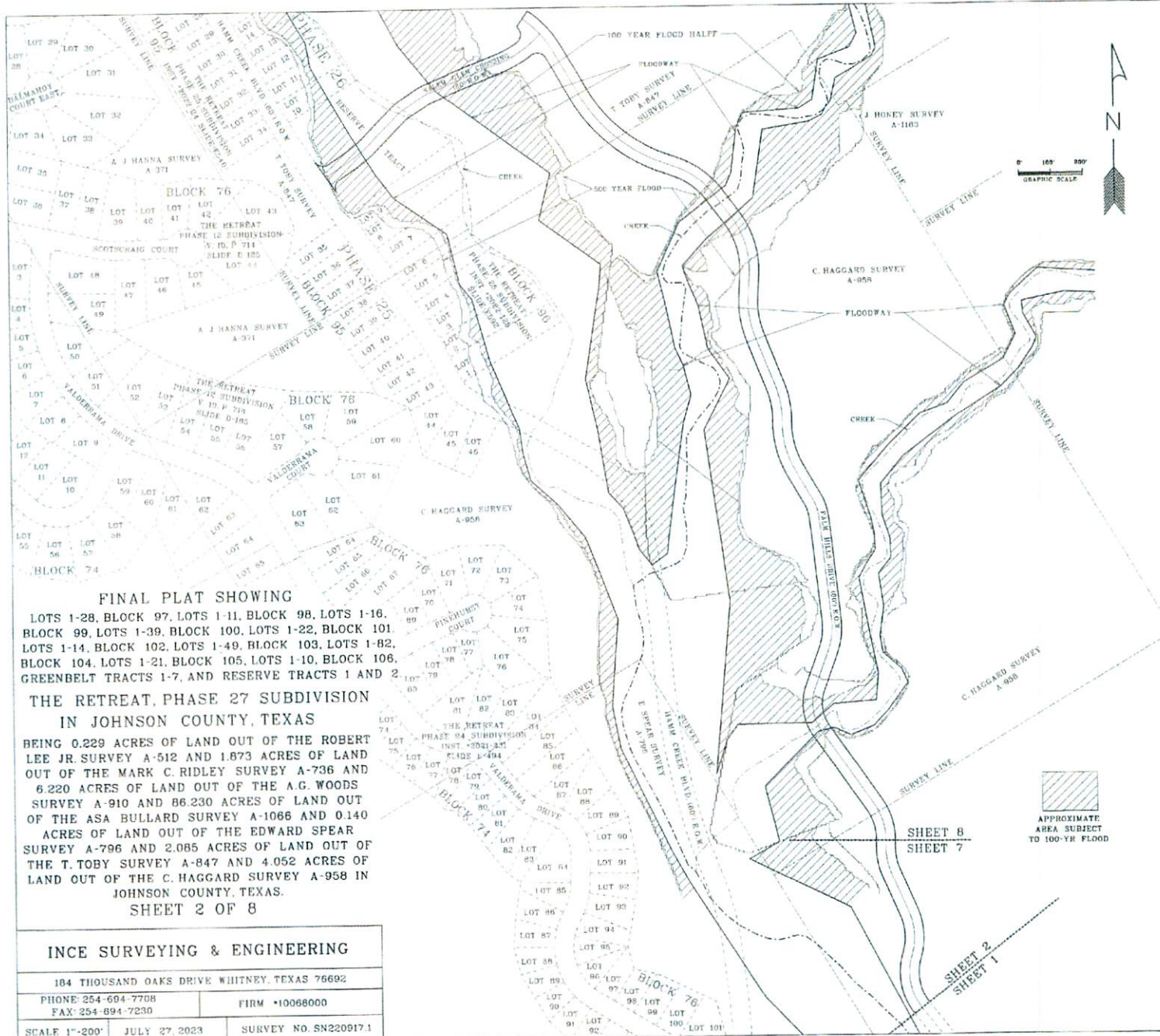
OWNER:
 DOUBLE DIAMOND INC.
 12720 HILLCREST ROAD,
 SUITE 400
 DALLAS, TEXAS 75230
 PHONE: (214)-705-7857



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.



- JOHNSON COUNTY, TEXAS NOTES:**
1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE CITY OF ANY CITY OR TOWN.
 2. THE PROPOSED UTAILITY FOR THIS PLAT IS IN ACCORDANCE WITH THE CITY OF ANY CITY OR TOWN.
 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, A SOUTHWEST COMPANY, PHONE (866) 654-7996. ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES, PHONE (817) 564-4000. CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY MIDWAY WATER UTILITIES, INC. PHONE (866) 654-7996. PRIVATE ON-SITE SEWAGE FACILITIES WILL NOT BE ALLOWED.
 5. FLOOD STATEMENT: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48030000, EFFECTIVE DATE OCTOBER 04, 2002, A PORTION OF THIS PROPERTY IS LOCATED IN APPROXIMATE ZONE A (AREAS POSSIBLY SUBJECT TO THE 100-YEAR FLOOD). THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADJUSTING THE "FIRM" 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 COINCIDING WITH INADEQUATE LOCAL DRAINAGE SYSTEMS THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR DESCRIBED AS PART OF THE "FIRM".
 6. FLOOD NOTED: 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 OWNER OF THE LOT OR LOTS THAT ARE TRAVELED BY OR ADJACENT TO DRAINAGE CHANNELS 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 ANY PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, BUILT OR BUILT-UP, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.
 7. UTILITY EASEMENT: ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL PARTS OF ANY BUILDINGS, FENCES, OR OTHER STRUCTURES OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF THE RESPECTIVE SYSTEMS OR PARTS OF THE EASEMENTS SHOWN ON THIS PLAT AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INCREASED NEED TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION AND REPAIR, MAINTAINING AND ADJUSTING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF FURNISHING THE PERMISSION OF ANYONE.
 8. UTILITY & DRAINAGE EASEMENTS (SEE NOTE REGARDING VARIANCE): 10' FRONT & REAR 5' SIDES
 9. RIGHT-OF-WAY DEDICATION: 30' FROM CENTER OF ROADS ALL STREETS TO BE PERMANENTLY MAINTAINED.
 10. BUILDING LINES (DIMENSIONS EXCEEDING COUNTY MINIMUMS ARE PER THE DEVELOPER): 30' FRONT LOT LINE OR 25' FRONT (COUNTY ROAD OR SUBDIVISION ROAD) 9' SIDE LOT LINES
 11. FILING A PLAT: IT IS A GENERAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 30 DAYS OR BOTH, FOR ANY PERSON WHO SUBVERTS THE REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A PURCHASER UNLESS THE PLAT OR REPLY 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 CONDITIONED ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT TO USE OR OCCUPY OF THE REAL PROPERTY COVERED BEFORE THE RECORDING OF THE PLAT.
 12. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLY OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF JOHNSON COUNTY, TEXAS.
 13. NOTICE OF DEVELOPER/PROPERTY OWNER: THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL STATE OR FEDERAL LAW OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT BELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO AN ADJACENT OR DOWNSTREAM PROPERTY OWNER OR INFERIOR EMPLOYEES OR TRANSMIT ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONED OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEK, STREAM, RIVER, 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 FEATURES 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 AND FAITHFUL 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 SUBJECT OF THIS PLAT DO HEREBY AGREE TO INDENTIFY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONED OFFICIALS AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS AND 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 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 COMMISSIONER'S COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONER'S COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING THEM AS PUBLIC STREET OR PASSAGEWAY MAINTAINED BY JOHNSON COUNTY.
- DEVELOPER'S NOTES:**
 THE FOLLOWING VARIANCES WERE APPROVED BY COMMISSIONER'S COURT ON JULY 24, 2023:
 1. REDUCED MINIMUM PAVEMENT WIDTH FROM 22' TO 20'.
 2. INCREASED MAXIMUM ROADWAY GRADIENT FOR SECTIONS OF SOUTHERN HILLS DRIVE AND PALM HILLS DRIVE.
 3. REDUCED CURB-TO-CURB RADIUS FROM 80' TO 60'.
 4. REDUCED UTILITY EASEMENT WIDTH FROM 10' TO 5' ON FRONT AND REAR OF ALL LOTS AND LOCATION OF UTILITIES TO PLACE WAREF AND SEWER IN RIGHT-OF-WAY.
 5. ADJUSTED MINIMUM DRAINAGE PIPES FOR CORNERS.
 TRACTS DESIGNATED AS "RESERVE TRACTS" ARE RETAINED AND MAINTAINED BY THE DEVELOPER FOR FUTURE PURPOSES.



PLAT RECORDED IN _____ 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 4300. NAD 83 AS ESTABLISHED USING TRIMBLE VRS 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 5/8" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. #4175" 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.



REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

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 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

CURV RADIUS	ARC	CHORD	BEARING	DISTANCE	
C67	1061.32	83.20	63.19	S85° 58' 07" W	46.70
C77	1061.32	129.40	129.43	S83° 10' 17" W	60.00
C8	1961.32	153.68	193.52	S49° 00' 15" W	60.00
C19	351.44	195.72	193.20	N05° 44' 15" E	60.00
C30	332.12	96.27	96.81	N01° 49' 10" E	60.00
C21	426.03	127.59	127.12	N88° 10' 42" E	60.00
C22	702.06	13.32	13.32	N80° 09' 36" E	60.00
C23	702.06	116.72	116.59	N85° 22' 52" E	60.00
C26	591.44	326.58	325.14	N05° 34' 15" E	60.00
C27	263.92	117.25	115.91	S06° 31' 30" W	60.00
C46	30.00	25.23	24.49	N05° 44' 15" E	60.00
C49	60.00	41.83	41.78	S12° 16' 28" W	60.00
C60	60.00	101.01	89.49	N80° 29' 34" E	60.00
C61	60.00	40.78	40.60	N12° 47' 42" W	60.00
C62	60.00	65.78	65.78	N05° 44' 15" E	60.00
C63	60.00	8.00	7.99	N05° 33' 49" E	60.00
C64	30.00	25.23	24.49	N45° 17' 10" E	60.00
C65	321.44	170.01	176.71	N05° 44' 15" E	60.00
C66	352.11	13.99	13.99	N09° 16' 19" W	60.00
C67	252.12	55.62	55.46	N03° 39' 29" W	60.00
C68	352.11	53.95	53.69	N05° 16' 00" W	60.00
C69	352.11	21.44	21.44	N11° 24' 00" E	60.00
C70	60.00	35.23	34.49	N10° 57' 01" E	60.00
C71	60.00	20.68	20.52	N25° 11' 41" W	60.00
C72	60.00	38.75	38.08	N03° 09' 32" E	60.00
C73	60.00	38.75	38.08	N40° 09' 32" E	60.00
C74	60.00	38.75	38.08	N77° 09' 47" E	60.00
C75	60.00	38.75	38.08	S65° 49' 59" E	60.00
C76	60.00	38.75	38.08	N02° 23' 00" E	60.00
C77	60.00	46.97	46.10	S07° 10' 36" W	60.00
C78	60.00	38.30	37.73	S43° 00' 30" W	60.00
C79	60.00	25.23	24.49	S37° 46' 50" E	60.00
C80	60.00	38.01	37.60	S27° 46' 50" E	60.00
C81	390.93	60.40	60.26	N85° 25' 10" E	60.00
C82	735.06	7.92	7.92	N79° 55' 35" E	60.00
C83	732.06	63.84	63.82	N82° 44' 7" E	60.00
C84	732.06	63.84	63.82	N87° 43' 52" E	60.00
C121	672.06	47.57	47.57	S88° 12' 05" W	60.00
C122	30.00	50.56	44.78	S34° 09' 11" E	60.00
C123	621.44	64.07	64.04	S27° 22' 47" E	60.00
C124	621.44	67.32	67.30	S01° 50' 01" E	60.00
C125	621.44	67.32	67.30	S03° 27' 03" W	60.00
C126	621.44	67.32	67.30	S08° 13' 01" W	60.00
C127	621.44	67.32	67.30	S14° 01' 19" W	60.00
C128	621.44	67.32	67.30	S19° 05' 38" W	60.00
C129	195.85	33.26	33.25	S16° 29' 27" W	60.00
C130	100.00	10.45	10.39	S14° 07' 14" W	60.00
C131	60.00	109.26	94.78	S04° 47' 51" W	60.00
C132	60.00	94.43	84.90	N77° 56' 48" W	60.00
C133	60.00	71.63	72.00	N12° 29' 18" E	60.00
C134	60.00	34.21	34.04	N16° 34' 43" E	60.00
C135	60.00	15.45	15.41	N46° 20' 06" E	60.00
C136	36.00	31.47	31.01	N27° 18' 18" E	60.00
C137	253.92	40.45	40.39	N16° 03' 15" E	60.00
C138	653.92	18.75	18.74	N19° 24' 36" E	60.00
C139	661.44	39.99	39.99	N19° 29' 23" E	60.00
C140	661.44	35.81	35.78	S48° 07' 14" E	60.00
C150	381.44	50.46	50.45	S01° 39' 28" E	60.00
C151	381.44	60.49	60.46	S05° 09' 36" W	60.00
C152	381.44	50.48	50.45	S19° 30' 35" W	60.00
C153	381.44	28.12	28.12	S19° 24' 46" W	60.00
C154	560.00	113.93	113.75	N21° 40' 40" E	60.00

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.

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 3 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76062

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

SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1

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.L.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 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.
- LOTS FOLLOWED WITH AN "X" ARE BEING HELD IN RESERVE AT THIS TIME TO ASSURE THE NATURAL FLOW OF STORMWATER RUN-OFF BETWEEN THE PROPOSED STANDARD LOTS. THE "X" INDICATES THAT NO DEVELOPMENT OR BUILDING PERMITS SHOULD BE ISSUED ON THESE LOTS BASED ON THIS PLAT. UNLIKE THE GREEN BELT, THESE WILL REMAIN PRIVATE PROPERTY FOR THE BENEFIT OF THE OWNER, NOT COMMON AREAS FOR PUBLIC USE.

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

COUNTY JUDGE

PLAT RECORDED IN _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

SURVEYOR'S CERTIFICATION

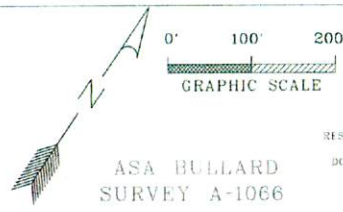
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

WESSEL JOSEPH INCE
 5175
 LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175





ASA BULLARD SURVEY A-1066

RESERVED FOR FUTURE DEVELOPMENT
 DOUBLE DIAMOND INC.
 V. 2012, P. 703

ASA BULLARD SURVEY A-1066

RESERVED FOR FUTURE DEVELOPMENT
 DOUBLE DIAMOND INC.
 V. 2012, P. 703

- SURVEYOR'S NOTES**
1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE AND WAD 83 AS ESTABLISHED USING TRIMBLE 5.8 SURVEYOR.
 2. THE SURVEY PERFORMED ON THE GRADING 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 THEREFOR THERE MAY BE GARNISHMENTS 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.

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 _____

RESERVED FOR FUTURE DEVELOPMENT
 DOUBLE DIAMOND INC.
 V. 2012, P. 703

ASA BULLARD SURVEY A-1066

LINE	BEARING	DISTANCE	CURVE RADIUS	ARC	CHORD	BEARING
L40	N00°40'32"E	19.11	C10	60.00	37.87	S55°05'25"E
L41	S03°45'32"E	76.00	C11	60.00	12.96	S10°18'35"W
L42	N03°31'47"E	111.27	C12	180.00	37.50	S14°48'44"W
L43	N01°15'06"E	80.00	C13	180.00	11.16	S10°07'34"W
L44	N01°11'06"E	60.50	C14	180.00	19.20	S04°53'02"E
L45	N01°24'42"E	84.87	C15	180.00	24.40	S11°17'30"E
L46	N73°11'16"E	97.76	C16	125.87	45.18	N10°20'05"E
L47	N88°42'07"E	48.68	C17	100.00	43.53	S11°35'48"E
L48	N00°53'03"E	60.00	C18	149.85	48.39	S11°18'25"E
L49	N05°03'23"E	80.00	C19	180.00	123.20	N14°30'05"E
L50	N05°53'29"E	80.00	C20	130.00	155.31	N17°02'02"W
L51	N05°53'29"E	80.00	C21	130.00	81.61	S49°59'43"W
L52	N05°03'29"E	60.00	C22	115.00	86.74	S80°47'17"W
L53	N04°48'12"E	76.00	C23	67.87	87.84	S00°02'02"W
L54	N04°48'12"E	52.77	C24	60.00	100.81	S54°41'00"W
L55	N05°48'59"E	80.00	C25	315.17	143.60	S11°48'10"E
L56	N71°50'41"E	81.85	C26	344.19	107.83	S10°57'05"E
L57	S58°18'12"E	69.77	C27	144.30	97.00	N04°43'56"W
L58	S04°44'48"E	60.00	C28	150.00	30.80	S51°49'18"W
L59	N06°48'48"E	75.45	C29	500.00	74.80	S54°02'54"W
L60	N02°58'45"E	14.80	C30	130.00	64.00	N00°44'00"W
L61	N02°58'45"E	66.70	C31	500.00	125.34	N00°37'00"W
L62	N00°58'16"E	81.14	C32	1173.65	27.52	N11°18'46"E
L63	N30°48'16"E	17.30	C33	1173.65	65.77	N10°38'16"E
L64	N00°49'16"E	17.30	C34	1173.65	65.84	N18°49'00"E
L65	N30°48'16"E	40.77	C35	100.00	17.87	S38°24'35"W
L66	N00°31'58"E	19.20	C36	100.00	16.70	S01°09'41"W
L67	N00°31'58"E	19.20	C37	100.00	16.70	S01°09'41"W
L68	N00°48'55"E	42.81	C38	143.00	83.83	N58°45'30"W
L69	N70°18'24"W	81.17	C39	143.00	47.24	N00°45'27"E
L70	S71°01'41"W	82.19	C40	145.00	47.24	N00°20'10"W

CURVE RADIUS	ARC	CHORD	BEARING
C10	60.00	37.87	S55°05'25"E
C11	60.00	12.96	S10°18'35"W
C12	180.00	37.50	S14°48'44"W
C13	180.00	11.16	S10°07'34"W
C14	180.00	19.20	S04°53'02"E
C15	180.00	24.40	S11°17'30"E
C16	125.87	45.18	N10°20'05"E
C17	100.00	43.53	S11°35'48"E
C18	149.85	48.39	S11°18'25"E
C19	180.00	123.20	N14°30'05"E
C20	130.00	155.31	N17°02'02"W
C21	130.00	81.61	S49°59'43"W
C22	115.00	86.74	S80°47'17"W
C23	67.87	87.84	S00°02'02"W
C24	60.00	100.81	S54°41'00"W
C25	315.17	143.60	S11°48'10"E
C26	344.19	107.83	S10°57'05"E
C27	144.30	97.00	N04°43'56"W
C28	150.00	30.80	S51°49'18"W
C29	500.00	74.80	S54°02'54"W
C30	130.00	64.00	N00°44'00"W
C31	500.00	125.34	N00°37'00"W
C32	1173.65	27.52	N11°18'46"E
C33	1173.65	65.77	N10°38'16"E
C34	1173.65	65.84	N18°49'00"E
C35	100.00	17.87	S38°24'35"W
C36	100.00	16.70	S01°09'41"W
C37	100.00	16.70	S01°09'41"W
C38	143.00	83.83	N58°45'30"W
C39	143.00	47.24	N00°45'27"E
C40	145.00	47.24	N00°20'10"W

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 5 OF 8

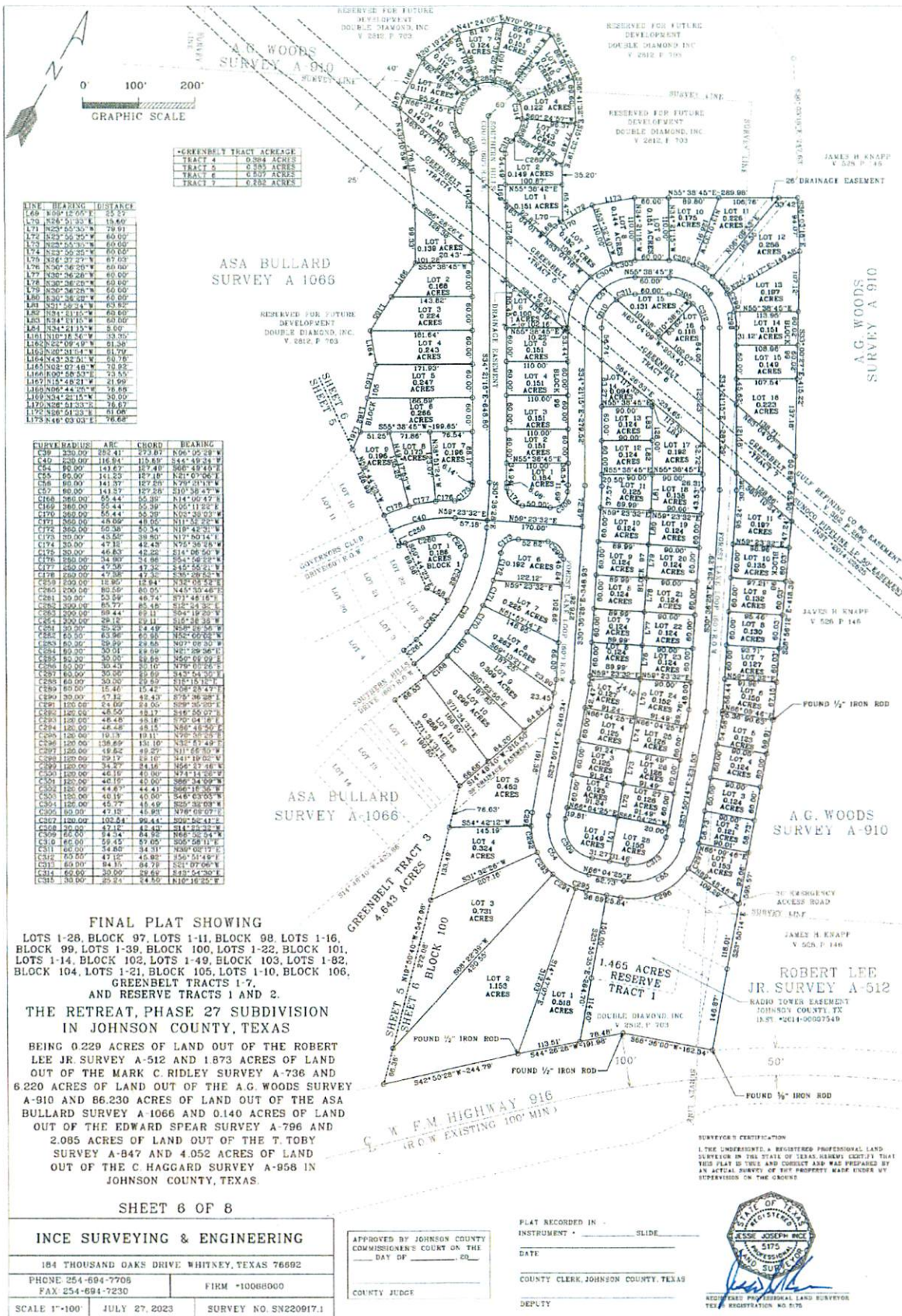
INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE: 254-694-7708 FIRM #10068000
 FAX: 254-694-7230
 SCALE 1"=100' JULY 27, 2023 SURVEY NO. SN220917.1

W.F.M. HIGHWAY 916
 (R.O.W. EXISTING 100' MIN)

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 GROUNDS.



REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175



GREENBELT TRACT ACREAGE

TRACT 4	0.284 ACRES
TRACT 5	0.284 ACRES
TRACT 6	0.284 ACRES
TRACT 7	0.284 ACRES

LIST BEARING DISTANCE

170	N28°21'33"E	18.60
171	N28°21'33"E	79.91
172	N28°21'33"E	60.00
173	N28°21'33"E	60.00
174	N28°21'33"E	60.00
175	N28°21'33"E	60.00
176	N28°21'33"E	60.00
177	N28°21'33"E	60.00
178	N28°21'33"E	60.00
179	N28°21'33"E	60.00
180	N28°21'33"E	60.00
181	N28°21'33"E	60.00
182	N28°21'33"E	60.00
183	N28°21'33"E	60.00
184	N28°21'33"E	60.00
185	N28°21'33"E	60.00
186	N28°21'33"E	60.00
187	N28°21'33"E	60.00
188	N28°21'33"E	60.00
189	N28°21'33"E	60.00
190	N28°21'33"E	60.00
191	N28°21'33"E	60.00
192	N28°21'33"E	60.00
193	N28°21'33"E	60.00
194	N28°21'33"E	60.00
195	N28°21'33"E	60.00
196	N28°21'33"E	60.00
197	N28°21'33"E	60.00
198	N28°21'33"E	60.00
199	N28°21'33"E	60.00
200	N28°21'33"E	60.00

SURV. RADIIUS	ARC	CHORD	BEARING
0.00	0.0000	0.0000	N00°00'00"E
0.01	0.0000	0.0000	N00°00'00"E
0.02	0.0000	0.0000	N00°00'00"E
0.03	0.0000	0.0000	N00°00'00"E
0.04	0.0000	0.0000	N00°00'00"E
0.05	0.0000	0.0000	N00°00'00"E
0.06	0.0000	0.0000	N00°00'00"E
0.07	0.0000	0.0000	N00°00'00"E
0.08	0.0000	0.0000	N00°00'00"E
0.09	0.0000	0.0000	N00°00'00"E
0.10	0.0000	0.0000	N00°00'00"E
0.11	0.0000	0.0000	N00°00'00"E
0.12	0.0000	0.0000	N00°00'00"E
0.13	0.0000	0.0000	N00°00'00"E
0.14	0.0000	0.0000	N00°00'00"E
0.15	0.0000	0.0000	N00°00'00"E
0.16	0.0000	0.0000	N00°00'00"E
0.17	0.0000	0.0000	N00°00'00"E
0.18	0.0000	0.0000	N00°00'00"E
0.19	0.0000	0.0000	N00°00'00"E
0.20	0.0000	0.0000	N00°00'00"E
0.21	0.0000	0.0000	N00°00'00"E
0.22	0.0000	0.0000	N00°00'00"E
0.23	0.0000	0.0000	N00°00'00"E
0.24	0.0000	0.0000	N00°00'00"E
0.25	0.0000	0.0000	N00°00'00"E
0.26	0.0000	0.0000	N00°00'00"E
0.27	0.0000	0.0000	N00°00'00"E
0.28	0.0000	0.0000	N00°00'00"E
0.29	0.0000	0.0000	N00°00'00"E
0.30	0.0000	0.0000	N00°00'00"E
0.31	0.0000	0.0000	N00°00'00"E
0.32	0.0000	0.0000	N00°00'00"E
0.33	0.0000	0.0000	N00°00'00"E
0.34	0.0000	0.0000	N00°00'00"E
0.35	0.0000	0.0000	N00°00'00"E
0.36	0.0000	0.0000	N00°00'00"E
0.37	0.0000	0.0000	N00°00'00"E
0.38	0.0000	0.0000	N00°00'00"E
0.39	0.0000	0.0000	N00°00'00"E
0.40	0.0000	0.0000	N00°00'00"E
0.41	0.0000	0.0000	N00°00'00"E
0.42	0.0000	0.0000	N00°00'00"E
0.43	0.0000	0.0000	N00°00'00"E
0.44	0.0000	0.0000	N00°00'00"E
0.45	0.0000	0.0000	N00°00'00"E
0.46	0.0000	0.0000	N00°00'00"E
0.47	0.0000	0.0000	N00°00'00"E
0.48	0.0000	0.0000	N00°00'00"E
0.49	0.0000	0.0000	N00°00'00"E
0.50	0.0000	0.0000	N00°00'00"E
0.51	0.0000	0.0000	N00°00'00"E
0.52	0.0000	0.0000	N00°00'00"E
0.53	0.0000	0.0000	N00°00'00"E
0.54	0.0000	0.0000	N00°00'00"E
0.55	0.0000	0.0000	N00°00'00"E
0.56	0.0000	0.0000	N00°00'00"E
0.57	0.0000	0.0000	N00°00'00"E
0.58	0.0000	0.0000	N00°00'00"E
0.59	0.0000	0.0000	N00°00'00"E
0.60	0.0000	0.0000	N00°00'00"E
0.61	0.0000	0.0000	N00°00'00"E
0.62	0.0000	0.0000	N00°00'00"E
0.63	0.0000	0.0000	N00°00'00"E
0.64	0.0000	0.0000	N00°00'00"E
0.65	0.0000	0.0000	N00°00'00"E
0.66	0.0000	0.0000	N00°00'00"E
0.67	0.0000	0.0000	N00°00'00"E
0.68	0.0000	0.0000	N00°00'00"E
0.69	0.0000	0.0000	N00°00'00"E
0.70	0.0000	0.0000	N00°00'00"E
0.71	0.0000	0.0000	N00°00'00"E
0.72	0.0000	0.0000	N00°00'00"E
0.73	0.0000	0.0000	N00°00'00"E
0.74	0.0000	0.0000	N00°00'00"E
0.75	0.0000	0.0000	N00°00'00"E
0.76	0.0000	0.0000	N00°00'00"E
0.77	0.0000	0.0000	N00°00'00"E
0.78	0.0000	0.0000	N00°00'00"E
0.79	0.0000	0.0000	N00°00'00"E
0.80	0.0000	0.0000	N00°00'00"E
0.81	0.0000	0.0000	N00°00'00"E
0.82	0.0000	0.0000	N00°00'00"E
0.83	0.0000	0.0000	N00°00'00"E
0.84	0.0000	0.0000	N00°00'00"E
0.85	0.0000	0.0000	N00°00'00"E
0.86	0.0000	0.0000	N00°00'00"E
0.87	0.0000	0.0000	N00°00'00"E
0.88	0.0000	0.0000	N00°00'00"E
0.89	0.0000	0.0000	N00°00'00"E
0.90	0.0000	0.0000	N00°00'00"E
0.91	0.0000	0.0000	N00°00'00"E
0.92	0.0000	0.0000	N00°00'00"E
0.93	0.0000	0.0000	N00°00'00"E
0.94	0.0000	0.0000	N00°00'00"E
0.95	0.0000	0.0000	N00°00'00"E
0.96	0.0000	0.0000	N00°00'00"E
0.97	0.0000	0.0000	N00°00'00"E
0.98	0.0000	0.0000	N00°00'00"E
0.99	0.0000	0.0000	N00°00'00"E
1.00	0.0000	0.0000	N00°00'00"E

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 6.230 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 6 OF 8

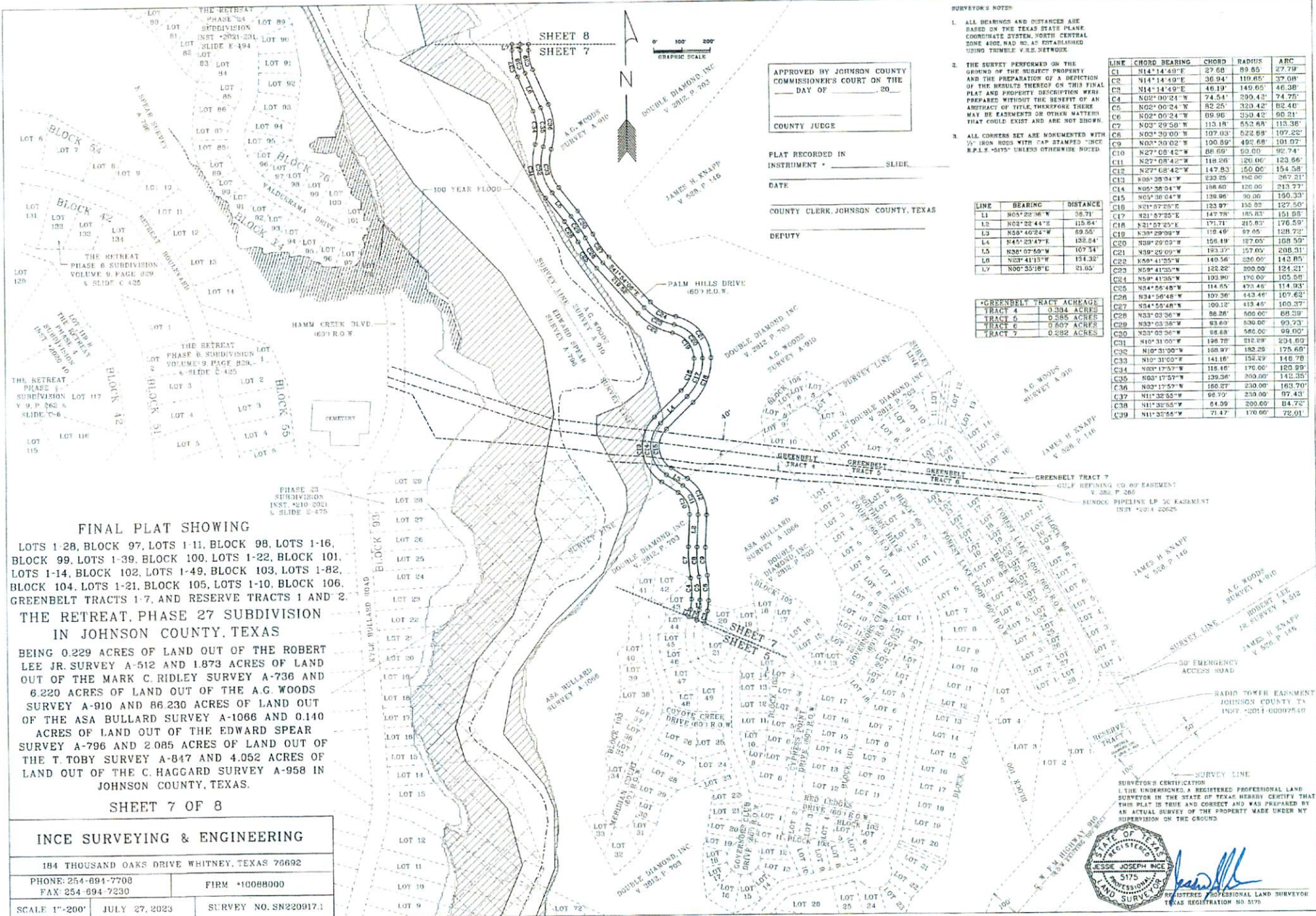
INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE 254-694-7708
 FAX 254-694-7230
 FIRM #10068000

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2023.

COUNTY JUDGE _____

PLAT RECORDED IN _____ SLIDE _____
 INSTRUMENT # _____
 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 4302, HAD BEARS ESTABLISHED USING TRIMBLE V.I.S. NETWORK.
- THE SURVEY PERFORMED ON THE GROUNDS OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DETENTION 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 DOCUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "H.B.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	CHORD BEARING	CHORD	RADIUS	ARC
C1	N14°14'43"E	27.60	89.85	27.74
C2	N14°14'43"E	36.94	119.85	37.07
C3	N14°14'43"E	46.19	149.85	46.38
C4	N02°00'24"W	74.54	239.42	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	553.88	113.38
C8	N03°30'00"W	107.03	522.89	107.22
C9	N03°30'02"W	100.89	492.89	101.07
C10	N27°08'42"W	86.69	60.00	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	190.00	267.21
C14	N05°38'04"W	188.60	120.00	213.77
C15	N05°38'04"W	136.96	90.00	160.33
C16	N05°37'25"E	123.97	152.52	127.50
C17	N21°07'25"E	147.78	185.83	151.88
C18	N21°07'25"E	171.71	215.83	176.59
C19	N30°29'09"W	118.49	97.05	128.72
C20	N38°29'03"W	158.49	127.05	168.59
C21	N38°29'09"W	193.37	157.05	208.31
C22	N00°41'35"W	140.56	226.00	143.88
C23	N09°41'35"W	122.22	200.00	124.11
C24	N09°41'35"W	192.90	190.00	195.58
C25	N04°58'48"W	114.65	473.46	114.93
C26	N04°58'48"W	107.36	443.46	107.62
C27	N04°58'48"W	109.12	413.46	109.37
C28	N03°03'36"W	86.26	600.00	86.39
C29	N03°03'36"W	93.60	536.00	93.73
C30	N03°03'36"W	98.28	542.00	98.00
C31	N10°31'00"W	198.78	312.89	204.60
C32	N10°31'00"W	158.87	182.25	175.60
C33	N10°31'00"W	141.16	152.29	148.78
C34	N08°17'57"W	118.46	176.00	120.99
C35	N08°17'57"W	139.38	200.00	142.35
C36	N08°17'57"W	160.27	230.00	163.70
C37	N11°32'58"W	86.72	210.00	97.43
C38	N11°32'58"W	84.09	200.60	84.72
C39	N11°32'58"W	71.47	176.00	72.01

LINE	BEARING	DISTANCE
L1	N05°32'36"W	35.71
L2	N02°22'44"E	115.94
L3	N00°40'24"W	69.55
L4	N45°23'47"E	128.84
L5	N38°07'59"W	107.34
L6	N03°41'13"W	134.32
L7	N00°33'18"E	31.85

TRACT	ACREAGE
TRACT 4	0.384 ACRES
TRACT 5	0.285 ACRES
TRACT 6	0.507 ACRES
TRACT 7	0.292 ACRES

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.

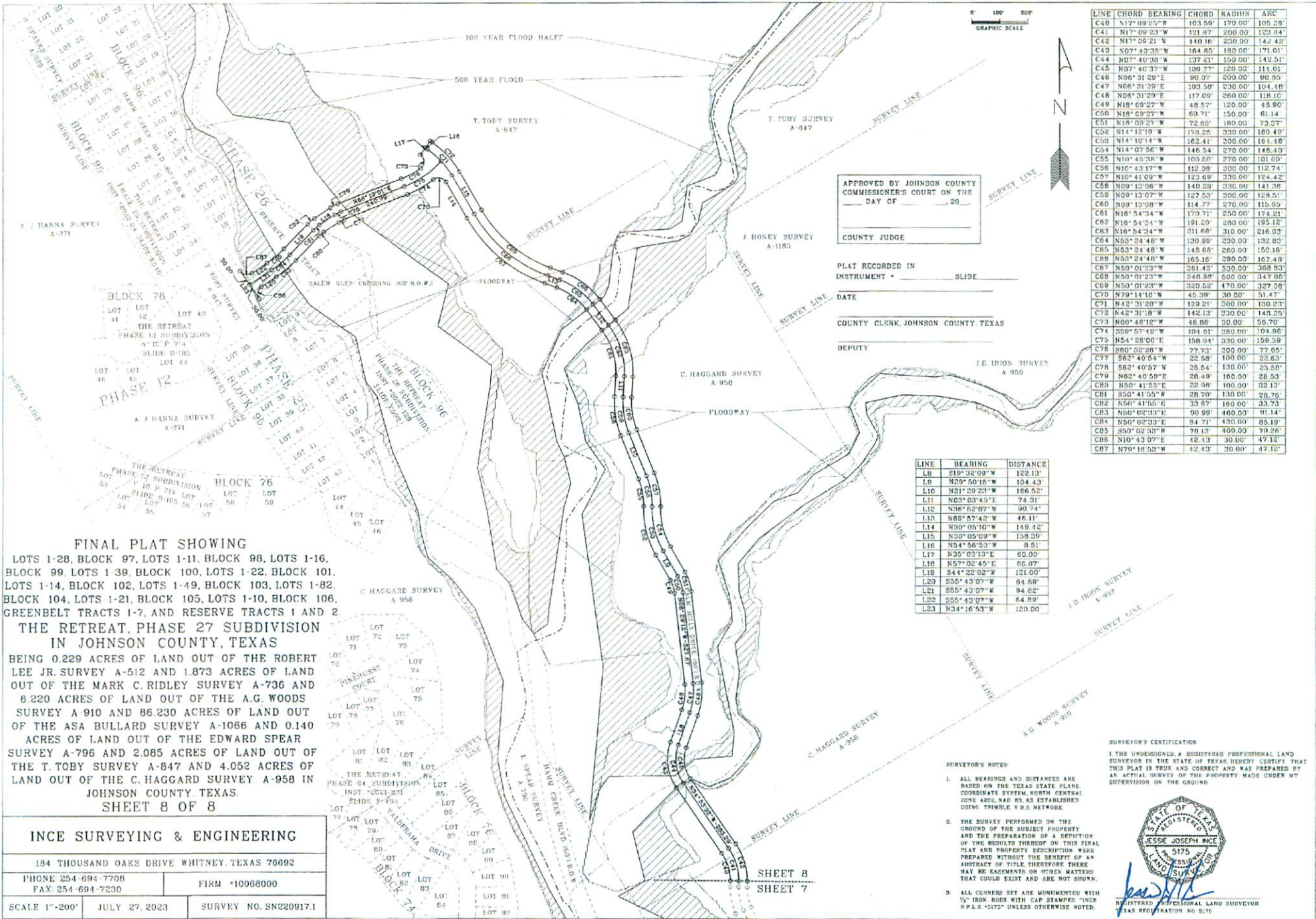
SHEET 7 OF 8

INCE SURVEYING & ENGINEERING	
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692	
PHONE: 254-694-7708	FIRM #1008B000
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.

JESSE JOSEPH NICE
5175
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175



LINE	CHORD BEARING	CHORD	RADIUS	ARC
C40	N17°09'25"W	103.59	170.00	105.26
C41	N17°09'23"W	121.87	200.00	123.84
C42	N17°08'21"W	140.18	250.00	142.45
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	111.01
C46	N06°31'29"E	80.07	200.00	80.85
C47	N06°31'29"E	103.50	230.00	104.48
C48	N05°31'29"E	117.09	260.00	118.10
C49	N18°09'27"W	48.57	150.00	49.90
C50	N18°09'27"W	69.71	150.00	61.14
C51	N18°09'27"W	72.80	180.00	73.27
C52	N14°12'10"W	178.25	330.00	180.49
C53	N14°10'14"W	162.41	300.00	164.16
C54	N14°07'56"W	146.54	270.00	148.40
C55	N10°45'38"W	100.60	270.00	101.09
C56	N10°43'17"W	112.38	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	115.95
C61	N18°54'34"W	170.71	250.00	174.21
C62	N18°54'34"W	191.20	280.00	195.12
C63	N18°54'34"W	211.68	310.00	216.03
C64	N53°24'46"W	130.89	230.00	132.83
C65	N53°24'48"W	145.68	260.00	150.16
C66	N53°24'46"W	165.16	290.00	167.48
C67	N50°01'23"W	261.45	530.00	268.93
C68	N50°01'23"W	340.98	500.00	347.05
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°31'16"W	142.13	330.00	143.25
C73	N00°46'12"W	46.66	30.00	56.76
C74	S59°57'49"W	104.81	380.00	104.86
C75	N54°28'00"E	158.94	330.00	159.59
C76	S60°52'26"W	77.73	300.00	77.95
C77	S62°40'54"W	22.58	100.00	22.63
C78	S62°40'57"W	35.64	130.00	25.58
C79	N62°40'59"E	28.49	160.00	26.53
C80	N50°41'55"E	22.98	100.00	32.13
C81	S50°41'55"W	28.70	130.00	28.76
C82	N50°41'55"E	35.87	160.00	33.73
C83	N50°02'33"W	90.99	460.00	91.14
C84	N50°02'33"E	84.71	430.00	85.19
C85	S50°02'33"W	76.13	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

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
L8	S19°32'09"W	122.13
L9	N20°50'16"W	104.43
L10	N21°29'23"W	166.52
L11	N03°03'45"E	74.31
L12	N36°52'07"W	90.74
L13	N60°57'42"W	46.11
L14	N30°05'10"W	149.42
L15	N30°05'09"W	150.39
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	64.69
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 THE RETREAT, PHASE 27 SUBDIVISION IN JOHNSON COUNTY, TEXAS
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 SHEET 8 OF 8

INCE SURVEYING & ENGINEERING
 184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
 PHONE 254-694-7708 FIRM #10088000
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SURVEYOR'S NOTES:
 1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4802, HAD BE AS ESTABLISHED USING TRIMBLE VRS NETWORK.
 2. THE SURVEY PERFORMED ON THE GROUNDS 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.
 3. ALL CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. -5175" UNLESS OTHERWISE NOTED.

REGISTERED PROFESSIONAL LAND SURVEYOR
 5175
 INCE SURVEYING & ENGINEERING
 REGISTRATION NO. 5375