



JOHNSON COUNTY COMMISSIONERS COURT

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

§
§
§

ORDER 2024-99

COUNTY OF JOHNSON

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.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **The Retreat, Phase 28**, Lots 4-44, Block 107, Lots 1-16, Block 108, Lots 1-40, Block 109, Lots 1-3, Block 110, Lots 1-90, Block 111, Lot 1, Block 112, Lots 12-19 and 29-36, Block 113, Lots 1 & 6-11, Block 114, Lots 12-15, Block 115, Lots 1-14, Block 116, Lots 1-12, Block 117 and Reserve Tracts 1-5, 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.

Filed For Record 3:40PM

SEP 23 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 23RD DAY OF SEPTEMBER 2024.

CPH BOK

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

[Signature]

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

[Signature]

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

[Signature]

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

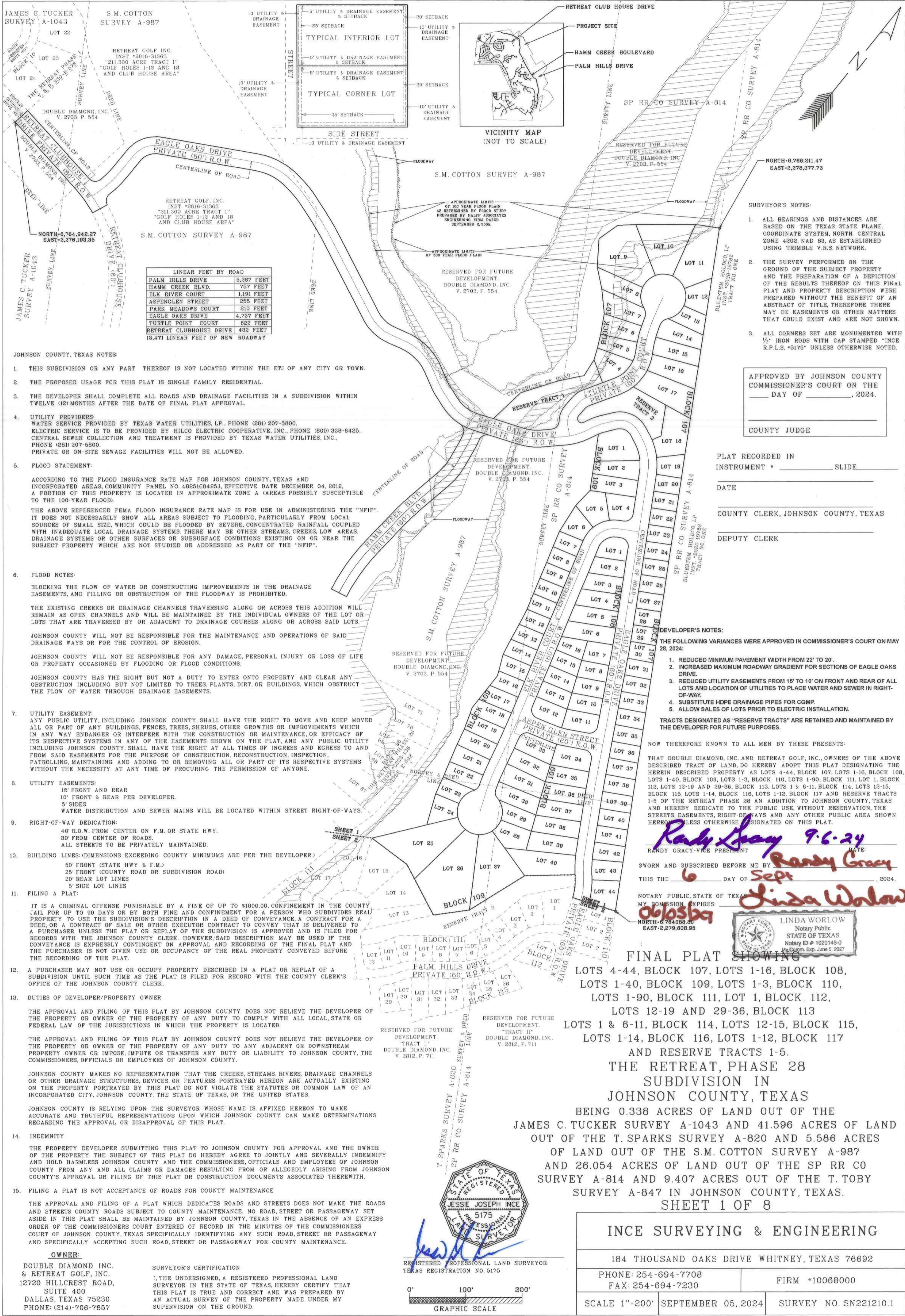
[Signature]

Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

April Long
ATTEST: April Long, County Clerk





LINEAR FEET BY ROAD

PALM HILLS DRIVE	5,287 FEET
HAMM CREEK BLVD.	757 FEET
ELK RIVER COURT	1,191 FEET
ASPEN GLEN STREET	255 FEET
PARK MEADOWS COURT	210 FEET
EAGLE OAKS DRIVE	4,737 FEET
TURTLE POINT COURT	622 FEET
RETREAT CLUBHOUSE DRIVE	432 FEET
13,471 LINEAR FEET OF NEW ROADWAY	

- JOHNSON COUNTY, TEXAS NOTES:**
- THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
 - THE PROPOSED USAGE FOR THIS PLAT IS SINGLE FAMILY RESIDENTIAL.
 - THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
 - UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY TEXAS WATER UTILITIES, LP., PHONE (281) 207-5800.
ELECTRIC SERVICE IS TO BE PROVIDED BY HILCO ELECTRIC COOPERATIVE, INC., PHONE (800) 338-6425.
CENTRAL SEWER COLLECTION AND TREATMENT IS PROVIDED BY TEXAS WATER UTILITIES, INC., PHONE (281) 207-5800.
PRIVATE OR ON-SITE SEWAGE FACILITIES WILL NOT BE ALLOWED.
 - FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C04251, EFFECTIVE DATE DECEMBER 04, 2012, A PORTION OF THIS PROPERTY IS LOCATED IN APPROXIMATE ZONE A (AREAS POSSIBLY SUSCEPTIBLE TO THE 100-YEAR FLOOD).
THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

6. FLOOD NOTES:
BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

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 IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

8. UTILITY EASEMENTS:
15' FRONT AND REAR
10' FRONT & REAR PER DEVELOPER.
5' SIDES
WATER DISTRIBUTION AND SEWER MAINS WILL BE LOCATED WITHIN STREET RIGHT-OF-WAYS.

9. RIGHT-OF-WAY DEDICATION:
40' R.O.W. FROM CENTER ON F.M. OR STATE HWY.
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 BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

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 ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON 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.

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

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.

VICINITY MAP (NOT TO SCALE)

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.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 _____, 2024.

COUNTY JUDGE _____

PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS _____

DEPUTY CLERK _____

DEVELOPER'S NOTES:
THE FOLLOWING VARIANCES WERE APPROVED IN COMMISSIONER'S COURT ON MAY 28, 2024:

- REDUCED MINIMUM PAVEMENT WIDTH FROM 22' TO 20'.
- INCREASED MAXIMUM ROADWAY GRADIENT FOR SECTIONS OF EAGLE OAKS DRIVE.
- REDUCED UTILITY EASEMENTS FROM 15' TO 10' ON FRONT AND REAR OF ALL LOTS AND LOCATION OF UTILITIES TO PLACE WATER AND SEWER IN RIGHT-OF-WAY.
- SUBSTITUTE HDPE DRAINAGE PIPES FOR CGMP.
- ALLOW SALES OF LOTS PRIOR TO ELECTRIC INSTALLATION.

TRACTS DESIGNATED AS "RESERVE TRACTS" ARE RETAINED AND MAINTAINED BY THE DEVELOPER FOR FUTURE PURPOSES.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT DOUBLE DIAMOND, INC. AND RETREAT GOLF, INC., OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 4-44, BLOCK 107, LOTS 1-16, BLOCK 108, LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110, LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112, LOTS 12-19 AND 29-36, BLOCK 113, LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115, LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117 AND RESERVE TRACTS 1-5 OF THE RETREAT PHASE 28 AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

Randy Gracy 9.6.24
RANDY GRACY-VICE PRESIDENT DATE: _____

SWORN AND SUBSCRIBED BEFORE ME BY *Randy Gracy*
THIS THE 6 DAY OF Sept, 2024.

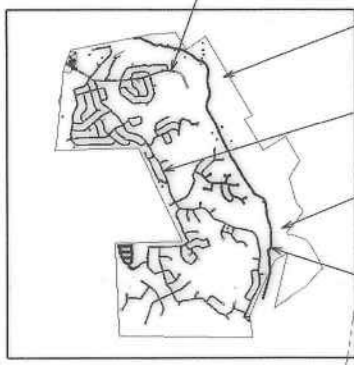
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
Linda Worlow
LINDA WORLOW
Notary Public
STATE OF TEXAS
Notary ID # 1020148-0
My Comm. Exp. June 5, 2027

FINAL PLAT SHOWING
LOTS 4-44, BLOCK 107, LOTS 1-16, BLOCK 108,
LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
LOTS 12-19 AND 29-36, BLOCK 113
LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
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THE RETREAT, PHASE 28
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
BEING 0.338 ACRES OF LAND OUT OF THE
JAMES C. TUCKER SURVEY A-1043 AND 41.596 ACRES OF LAND
OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES
OF LAND OUT OF THE S.M. COTTON SURVEY A-987
AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
SURVEY A-847 IN JOHNSON COUNTY, TEXAS.
SHEET 1 OF 8

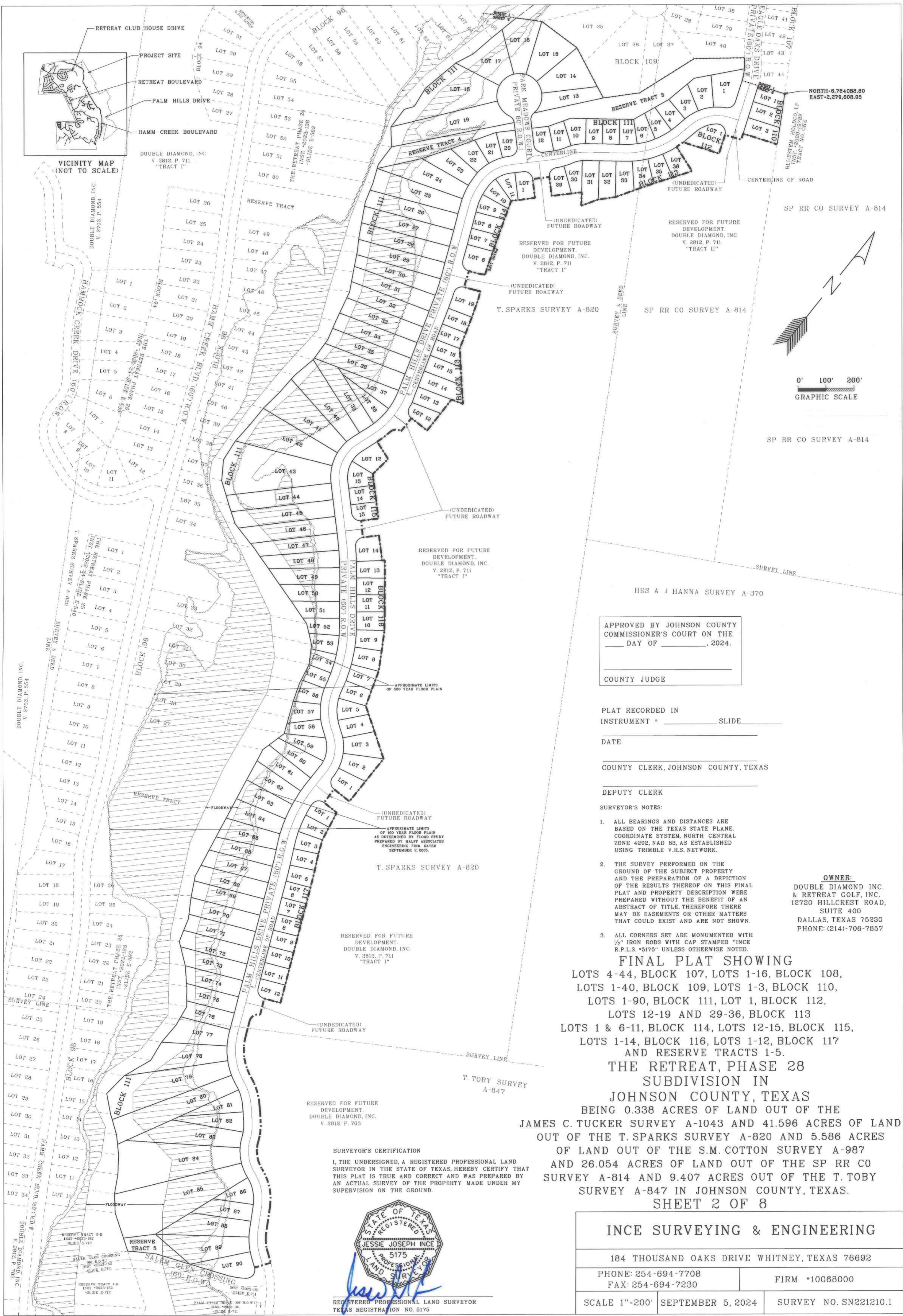
INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
PHONE: 254-694-7708
FAX: 254-694-7230
FIRM #10068000
SCALE 1"=200' SEPTEMBER 05, 2024 SURVEY NO. SN221210.1

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

GRAPHIC SCALE: 0' 100' 200'



VICINITY MAP (NOT TO SCALE)



APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2024.

COUNTY JUDGE _____

PLAT RECORDED IN INSTRUMENT # _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS _____

DEPUTY CLERK _____

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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 12720 HILLCREST ROAD, SUITE 400
 DALLAS, TEXAS 75230
 PHONE: (214)-706-7857

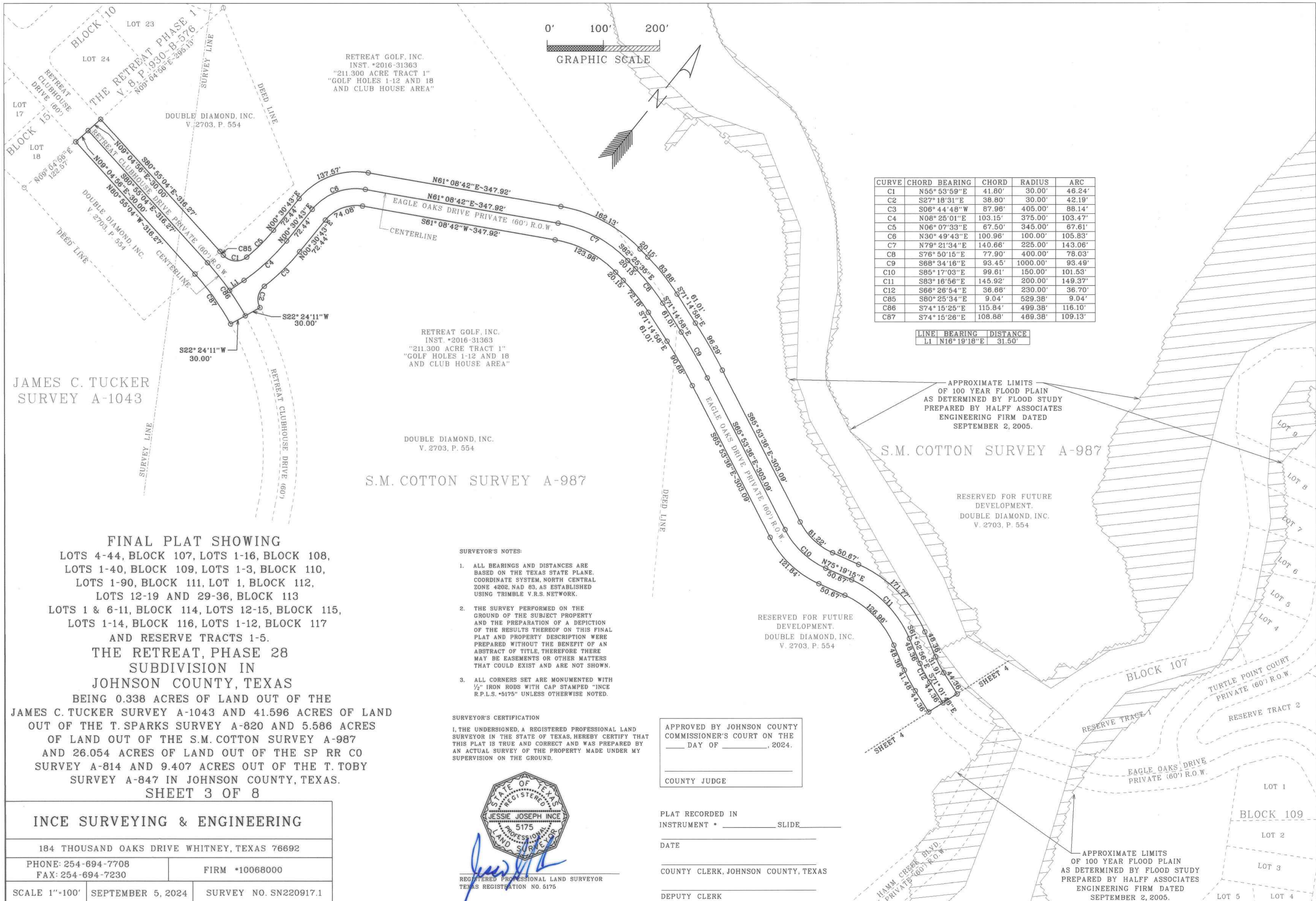
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THE RETREAT, PHASE 28
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 OF LAND OUT OF THE S.M. COTTON SURVEY A-987
 AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
 SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
 SURVEY A-847 IN JOHNSON COUNTY, TEXAS.
SHEET 2 OF 8

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



REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708	FIRM #10068000	
FAX: 254-694-7230		
SCALE 1"=200'	SEPTEMBER 5, 2024	SURVEY NO. SN221210.1



CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N55°53'59"E	41.80'	30.00'	46.24'
C2	S27°18'31"E	38.80'	30.00'	42.19'
C3	S06°44'48"W	87.96'	405.00'	88.14'
C4	N08°25'01"E	103.15'	375.00'	103.47'
C5	N06°07'33"E	87.50'	345.00'	67.61'
C6	N30°49'43"E	100.96'	100.00'	105.83'
C7	N79°21'34"E	140.66'	225.00'	143.06'
C8	S76°50'15"E	77.90'	400.00'	78.03'
C9	S68°34'16"E	93.45'	1000.00'	93.49'
C10	S85°17'03"E	99.61'	150.00'	101.53'
C11	S83°16'56"E	145.92'	200.00'	149.37'
C12	S66°26'54"E	36.66'	230.00'	36.70'
C85	S80°25'34"E	9.04'	529.38'	9.04'
C86	S74°15'25"E	115.84'	499.38'	116.10'
C87	S74°15'26"E	108.68'	469.38'	109.13'

LINE	BEARING	DISTANCE
L1	N16°19'18"E	31.50'

JAMES C. TUCKER
SURVEY A-1043

S.M. COTTON SURVEY A-987

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SHEET 3 OF 8

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REGISTERED PROFESSIONAL LAND SURVEYOR
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APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2024.
 COUNTY JUDGE

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

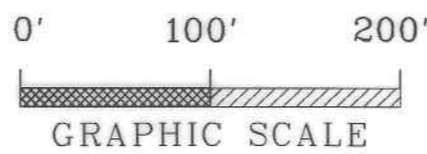
APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY PREPARED BY HALFF ASSOCIATES ENGINEERING FIRM DATED SEPTEMBER 2, 2005.

RESERVED FOR FUTURE DEVELOPMENT.
 DOUBLE DIAMOND, INC.
 V. 2703, P. 554

RESERVED FOR FUTURE DEVELOPMENT.
 DOUBLE DIAMOND, INC.
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APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY PREPARED BY HALFF ASSOCIATES ENGINEERING FIRM DATED SEPTEMBER 2, 2005.

RETREAT GOLF, INC.
 INST. #2016-31363
 "211.300 ACRE TRACT 1"
 "GOLF HOLES 1-12 AND 18
 AND CLUB HOUSE AREA"



S.M. COTTON SURVEY A-987

RESERVED FOR FUTURE
 DEVELOPMENT.
 DOUBLE DIAMOND, INC.
 V. 2703, P. 554

APPROXIMATE LIMITS
 OF 100 YEAR FLOOD PLAIN
 AS DETERMINED BY FLOOD STUDY
 PREPARED BY HALFF ASSOCIATES
 ENGINEERING FIRM DATED
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RESERVED FOR FUTURE
 DEVELOPMENT.
 DOUBLE DIAMOND, INC.
 V. 2703, P. 554

SP RR CO SURVEY A-814

RESERVED FOR FUTURE
 DEVELOPMENT.
 DOUBLE DIAMOND, INC.
 V. 2703, P. 554

BLUESTEM HOLDCO, LP
 INST. #2020-19782
 TRACT NO. ONE
 SP RR CO SURVEY A-814

APPROVED BY JOHNSON COUNTY
 COMMISSIONER'S COURT ON THE
 DAY OF _____, 2024.
 COUNTY JUDGE

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

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 AND THE PREPARATION OF A DEPICTION
 OF THE RESULTS THEREOF ON THIS FINAL
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REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

DOUBLE DIAMOND, INC.
 V. 2703, P. 554

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C13	N88°46'46"E	117.36'	170.00'	119.82'
C14	N57°27'00"E	77.50'	200.00'	78.00'
C15	N04°41'48"E	39.81'	30.00'	43.53'
C16	N22°43'19"W	51.31'	60.00'	53.02'
C17	S76°00'23"E	29.40'	15.00'	41.13'
C18	N00°08'53"W	154.74'	150.00'	162.58'
C19	N22°56'28"W	131.38'	457.26'	131.84'
C20	N42°58'24"W	35.55'	40.00'	36.84'
C21	S11°02'47"W	37.79'	40.00'	39.35'
C22	N31°26'49"E	42.09'	200.00'	42.17'
C23	N75°16'49"E	91.90'	75.00'	98.91'
C24	S48°31'40"E	126.34'	200.00'	128.54'
C25	S14°53'05"W	42.43'	30.00'	47.12'
C26	S75°06'57"E	42.43'	30.00'	47.12'
C27	S21°49'37"W	110.96'	90.00'	119.57'
C88	N55°48'33"W	38.72'	30.00'	42.09'
C89	N26°08'50"E	40.48'	30.00'	44.43'
C90	N14°54'41"W	61.74'	275.51'	61.87'
C91	N12°05'17"W	30.32'	245.51'	30.34'
C92	N12°24'50"W	41.25'	305.51'	41.28'
C93	N01°06'03"E	77.04'	230.00'	77.41'
C94	N07°48'26"E	102.18'	1000.00'	102.22'
C95	N03°26'34"W	199.17'	687.66'	199.87'
C96	N16°45'19"E	29.35'	60.00'	29.65'
C97	N44°06'34"E	15.01'	200.00'	15.02'
C98	N33°40'54"E	57.54'	200.00'	57.74'

LINE	BEARING	DISTANCE
L2	N48°02'50"W	40.70'
L3	N02°35'14"E	38.99'
L4	S66°56'11"E	26.73'
L19	S21°24'38"E	30.00'
L20	S21°24'38"E	30.00'
L21	N25°26'11"E	28.38'
L22	N37°30'24"E	40.67'

LOT #	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION
4	682.6	685.6
5	682.9	685.9
6	683.2	686.2
7	683.5	686.5
8	683.8	686.8
9	684.1	687.1
10	684.4	687.4
11	687.2	690.2

FINAL PLAT SHOWING
 LOTS 4-44, BLOCK 107, LOTS 1-16, BLOCK 108,
 LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
 LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
 LOTS 12-19 AND 29-36, BLOCK 113
 LOTS 1 & 6-11, BLOCK 114, LOTS 12-15, BLOCK 115,
 LOTS 1-14, BLOCK 116, LOTS 1-12, BLOCK 117
 AND RESERVE TRACTS 1-5.

THE RETREAT, PHASE 28
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS

BEING 0.338 ACRES OF LAND OUT OF THE
 JAMES C. TUCKER SURVEY A-1043 AND 41.596 ACRES OF LAND
 OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES
 OF LAND OUT OF THE S.M. COTTON SURVEY A-987
 AND 26.054 ACRES OF LAND OUT OF THE SP RR CO
 SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
 SURVEY A-847 IN JOHNSON COUNTY, TEXAS.

SHEET 4 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

PHONE: 254-694-7708
 FAX: 254-694-7230

FIRM #10068000

SCALE 1"=100' SEPTEMBER 5, 2024 SURVEY NO. SN220917.1

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

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

S.M. COTTON SURVEY A-987
RESERVED FOR FUTURE DEVELOPMENT. DOUBLE DIAMOND, INC. V. 2703, P. 554

T. SPARKS SURVEY A-820
DOUBLE DIAMOND, INC. V. 2812, P. 711 "TRACT I"

THE RETREAT PHASE 26 INST #2022-128 ~SLIDE E-592

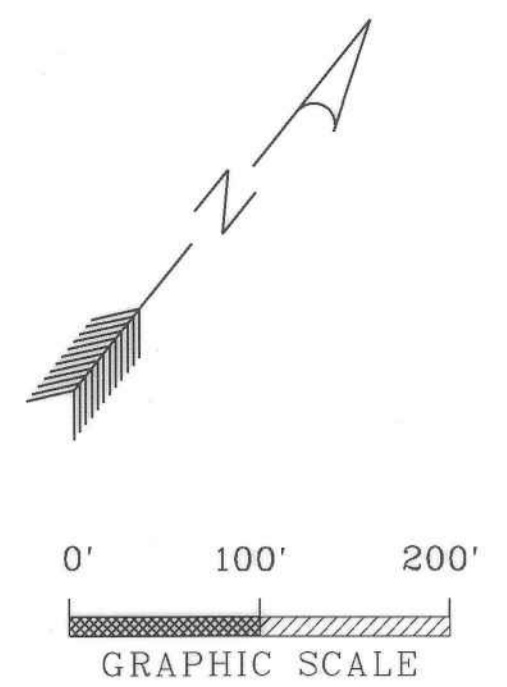
FINAL PLAT SHOWING
LOTS 4-44, BLOCK 107, LOTS 1-16, BLOCK 108,
LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
LOTS 12-19 AND 29-36, BLOCK 113
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AND RESERVE TRACTS 1-5.
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SUBDIVISION IN
JOHNSON COUNTY, TEXAS**
BEING 0.338 ACRES OF LAND OUT OF THE
JAMES C. TUCKER SURVEY A-1043 AND 41.596 ACRES OF LAND
OUT OF THE T. SPARKS SURVEY A-820 AND 5.586 ACRES
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SURVEY A-847 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' SEPTEMBER 5, 2024 SURVEY NO. SN220917.1

BLOCK 109			
LOT#	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION	
17	669.6	672.6	
18	669.0	672.0	
19	668.2	671.2	
20	667.6	670.6	
21	667.0	670.0	
22	666.2	669.2	
23	665.6	668.6	
24	664.6	667.6	
25	663.6	666.6	



CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C28	S14°54'06"E	164.28'	3536.70'	164.30'
C29	S17°39'22"E	97.98'	687.30'	98.06'
C30	S03°58'23"W	23.96'	30.00'	24.64'
C31	S31°34'18"W	4.20'	30.00'	4.21'
C32	N48°45'14"W	29.59'	30.00'	30.95'
C33	N67°49'09"E	47.67'	230.00'	47.76'
C34	N61°13'57"W	42.43'	30.00'	47.12'
C35	N29°33'51"E	41.83'	30.00'	46.29'
C36	S16°52'11"W	42.43'	30.00'	47.12'
C37	S73°07'48"E	42.43'	30.00'	47.12'
C38	S29°07'20"E	118.94'	3432.85'	118.95'
C39	S28°59'00"E	105.47'	3539.16'	105.48'
C40	S34°46'46"E	74.17'	430.00'	74.26'
C41	S30°29'21"E	72.50'	225.67'	72.81'

LINE	BEARING	DISTANCE
L5	S21°44'37"E	63.95'

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

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2024.
COUNTY JUDGE _____

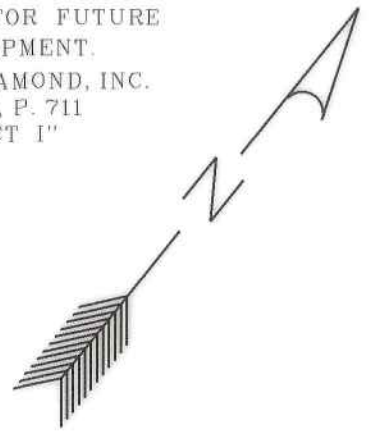
- SURVEYOR'S NOTES:
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.
 - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF 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.



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

RESERVED FOR FUTURE DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT I"



CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C60	S00°42'59"W	189.52'	300.00'	192.83'
C61	S13°10'01"E	149.61'	140.00'	157.84'
C62	S89°31'38"W	42.42'	30.00'	47.12'
C63	N00°30'31"E	41.69'	30.00'	46.09'
C64	S41°59'13"E	126.18'	1040.22'	126.26'
C65	S26°35'15"E	206.63'	500.00'	208.13'
C66	S35°15'09"E	140.67'	200.00'	143.74'
C67	S27°55'10"E	131.11'	140.00'	136.45'
C68	N42°38'53"W	44.28'	30.00'	49.81'

LINE	BEARING	DISTANCE
L16	S14°38'38"E	19.90'
L17	S55°49'55"E	28.60'

LOT #	BLOCK 111	
	BASE FLOOD ELEVATION	MINIMUM FINISH FLOOR ELEVATION
38	654.9	657.9
39	651.5	654.5
40	650.3	653.3
41	649.1	652.1
42	648.0	651.0
43	648.0	651.0
44	647.9	650.9
45	647.9	650.9
46	647.8	650.8
47	647.7	650.7
48	647.6	650.6
49	647.5	650.5
50	647.3	650.3
51	647.0	650.0
52	646.4	649.4
53	645.8	648.8
54	645.2	648.2
55	644.6	647.6
56	644.0	647.0
57	643.8	646.8
58	643.6	646.6
59	643.4	646.4
60	643.2	646.2

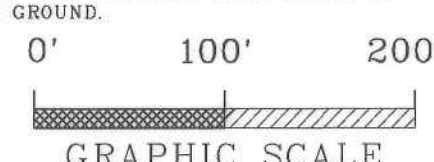
PLAT RECORDED IN INSTRUMENT * _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____
APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2024.
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FINAL PLAT SHOWING
LOTS 4-44, BLOCK 107, LOTS 1-16, BLOCK 108,
LOTS 1-40, BLOCK 109, LOTS 1-3, BLOCK 110,
LOTS 1-90, BLOCK 111, LOT 1, BLOCK 112,
LOTS 12-19 AND 29-36, BLOCK 113
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AND RESERVE TRACTS 1-5.
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SURVEY A-814 AND 9.407 ACRES OUT OF THE T. TOBY
SURVEY A-847 IN JOHNSON COUNTY, TEXAS.
SHEET 7 OF 8

INCE SURVEYING & ENGINEERING
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692
PHONE: 254-694-7708 FAX: 254-694-7230 FIRM #10068000
SCALE 1"=100' SEPTEMBER 5, 2024 SURVEY NO. SN220917.1

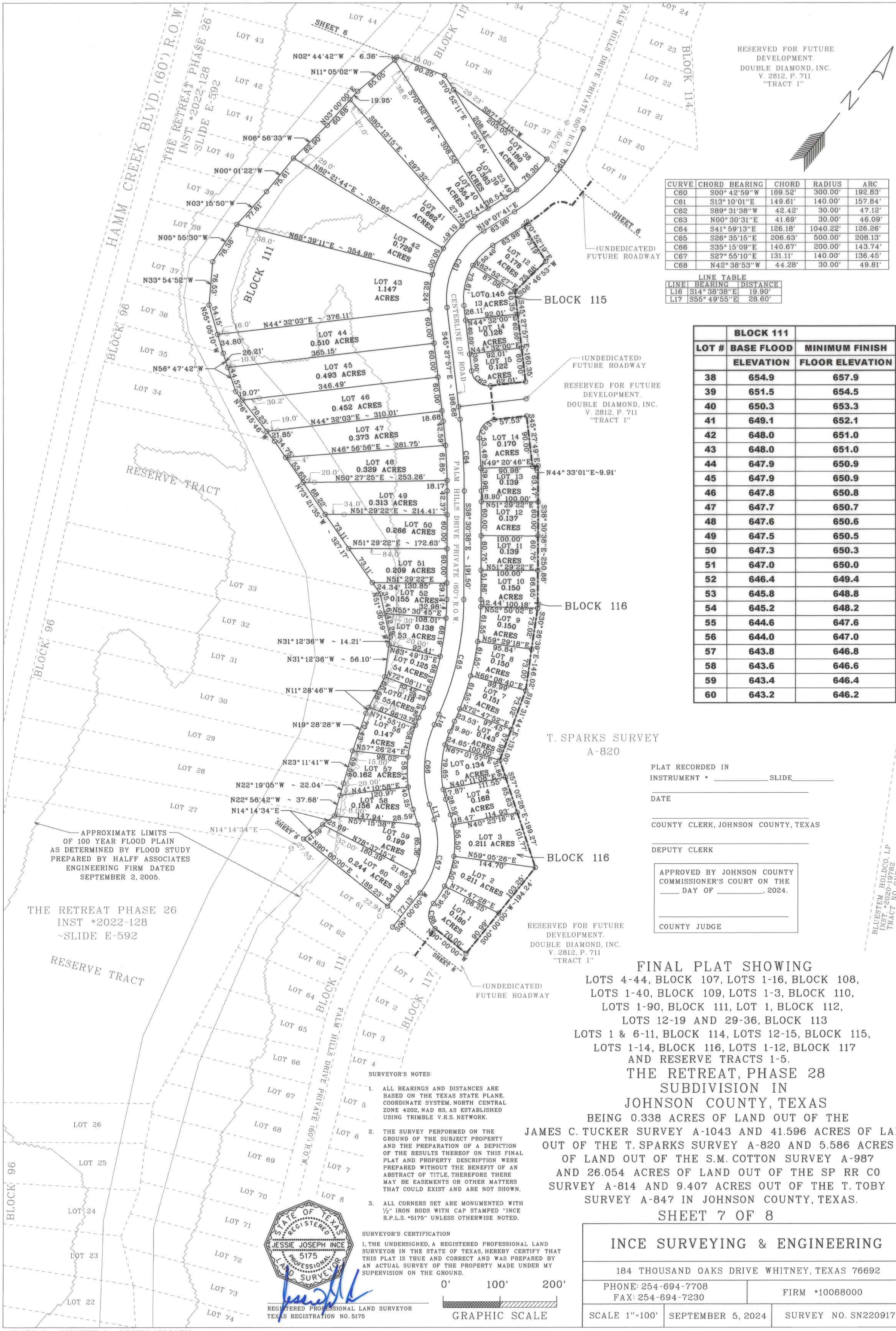
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APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN AS DETERMINED BY FLOOD STUDY PREPARED BY HALFF ASSOCIATES ENGINEERING FIRM DATED SEPTEMBER 2, 2005.

THE RETREAT PHASE 26
INST *2022-128
-SLIDE E-592



RESERVED FOR FUTURE DEVELOPMENT.
DOUBLE DIAMOND, INC.
V. 2812, P. 711
"TRACT 1"

LOT #	BLOCK 111	
	BASE FLOOR ELEVATION	MINIMUM FINISH FLOOR ELEVATION
61	643.0	646.0
62	642.8	645.8
63	642.6	645.6
64	642.3	645.3
65	642.0	645.0
66	641.7	644.7
67	641.4	644.4
68	640.5	643.5
69	639.5	642.5
70	638.5	641.5
71	637.5	640.5
72	637.3	640.3
73	637.1	640.1
74	636.8	639.8
75	636.5	639.5
76	636.2	639.2
77	635.9	638.9
78	635.6	638.6
79	635.3	638.3
80	634.2	637.2
81	634.0	637.0
82	633.8	636.8
83	633.6	636.6
84	633.3	636.3
85	631.8	634.8
86	630.0	633.0
87	629.9	632.9
88	629.7	632.7
89	629.7	632.7

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

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 2024.
COUNTY JUDGE _____

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C69	N42°02'06"E	44.56'	30.00'	50.23'
C70	S13°22'11"E	231.24'	500.00'	233.35'
C71	S25°25'22"E	132.67'	2891.98'	132.68'
C72	N69°06'15"W	42.42'	30.00'	47.11'
C73	S46°18'14"E	170.27'	225.38'	174.61'
C74	S55°36'31"E	89.26'	200.00'	90.02'
C75	S32°36'46"E	66.68'	190.25'	67.03'
C76	S46°28'13"E	121.80'	150.00'	125.43'
C77	S50°28'50"E	118.76'	174.04'	121.19'
C78	S42°44'20"E	84.59'	200.00'	85.24'
C79	S00°45'13"E	48.65'	30.00'	56.74'
C80	S60°52'33"W	77.73'	300.00'	77.95'
C81	S62°40'07"W	31.43'	160.00'	31.48'
C82	S53°49'30"W	17.98'	160.00'	17.98'

LINE	BEARING	DISTANCE
L18	N16°19'18"E	31.50'

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



REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

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SHEET 8 OF 8

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

PHONE: 254-694-7708

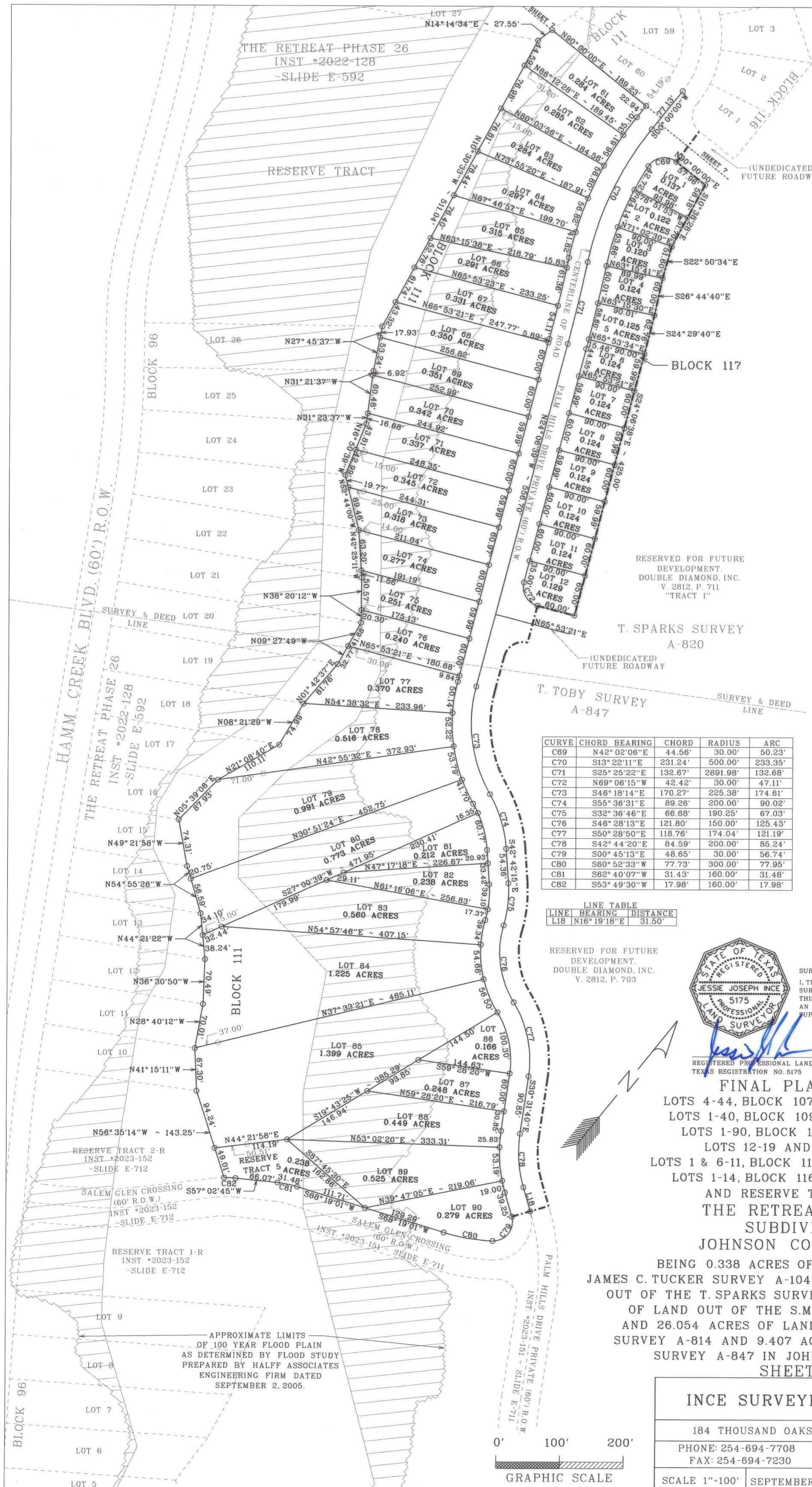
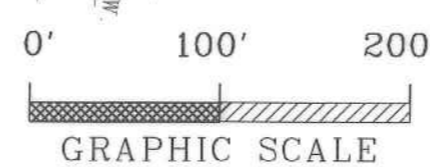
FAX: 254-694-7230

FIRM #10068000

SCALE 1"=100'

SEPTEMBER 5, 2024

SURVEY NO. SN220917.1



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

AGENDA PLACEMENT FORM

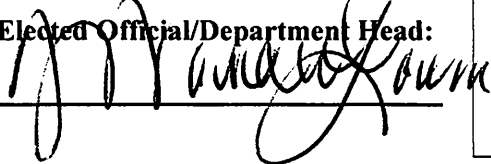
(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: September 10, 2024

Meeting Date: September 23, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:


Court Decision:
This section to be completed by County Judge's Office



9-23-24

Description:

Consideration of Order 2024-99, Order Approving the Final Plat of The Retreat, Phase 28, Lots 4-44, Block 107, Lots 1-16, Block 108, Lots 1-40, Block 109, Lots 1-3, Block 110, Lots 1-90, Block 111, Lot 1, Block 112, Lots 12-19 and 29-36, Block 113, Lots 1 & 6-11, Block 114, Lots 12-15, Block 115, Lots 1-14, Block 116, Lots 1-12, Block 117, and Reserve Tracts 1-5 located in Precinct 1.

(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: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**