



# JOHNSON COUNTY COMMISSIONERS COURT

FEB 10 2025

 April Long  
 County Clerk, Johnson County Texas
BY April Long 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

§

ORDER 2025-12

COUNTY OF JOHNSON

§

§

**ORDER RELEASING CONSTRUCTION BOND FROM DOUBLE DIAMOND  
DELAWARE, INC FOR THE SUM OF \$1,673,195.00 SECURED BY UNITED STATES  
FIRE INSURANCE COMPANY, FOR THE CONSTRUCTION OF ROADS, STREETS,  
DRAINAGE, AND SIGNAGE FOR THE RETREAT, PHASE 28 LOCATED IN  
PRECINCT 1**

The Johnson County Commissioners Court met on February 10, 2025 in regular session for the consideration of the release of the CONSTRUCTION BOND from Double Diamond Delaware, Inc. for the sum of \$1,673,195.00, secured by United States Fire Insurance Company, for the construction of roads, streets, drainage, and signage for The Retreat, Phase 28 in Precinct 1.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this Order to release the CONSTRUCTION BOND securing the construction of roads, streets, drainage, and signage in The Retreat, Phase 28, in Precinct 1, and the obligations of United States Fire Insurance Company, related thereto.

**WITNESS OUR HAND THIS THE 10<sup>TH</sup> DAY OF FEBRUARY 2025.**

Christopher Boedeker  
 Christopher Boedeker, 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



Bond Number: [REDACTED]

## 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., Morrison, 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 Million Six Hundred Seventy-Three Thousand, One Hundred and Ninety Five Dollars & 00/100 (\$1,673,195.00)**, 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 sub-divide and plat a certain tract of land located outside the limits of an incorporated city or town in Johnson County, Texas, said subdivision to be known as **The Retreat – Phase 28, a Subdivision in Johnson County, Texas**, more fully described as **246 Single Family Residential Addition in Johnson County, Texas**; and

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 July 8, 2024, 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 July 8, 2024, and in conformance with the plat for The Retreat – Phase 28, a Subdivision in Johnson County, Texas** 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 under the name of **The Retreat – Phase 28, a Subdivision in Johnson County, Texas** must construct the roads, streets, drainage and signage for such subdivision 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 July 8, 2024, and in conformance with the plat approved for said subdivision by the Johnson County Commissioners Court.**

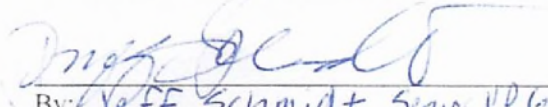
Principal, who owns the tract of land to be subdivided under the name of **The Retreat – Phase 28, a Subdivision in Johnson County, Texas** must construct the roads, streets, drainage and signage for such subdivision by September 23, 2025. If such roads, streets, drainage and signage are not constructed by September 23, 2025, 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 28, a Subdivision in Johnson County, Texas** 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.

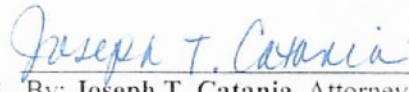
This bond shall remain in full force and in effect until all the roads, streets, drainage and signage requirements in and for such subdivision have been constructed and completed by the Principal and approved by the Johnson County Public Works Department and the Commissioners Court, and until this Construction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

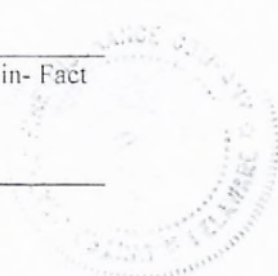
No right of action shall accrue on this bond to or for the future use of any person or corporation other than the Commissioners Court of Johnson County, Texas herein named or successors of said Commissioners Court.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this 5<sup>th</sup> day of September, 2024.

**PRINCIPAL - Double Diamond Delaware, Inc SURETY - United States Fire Insurance Company**

  
By: Jeff Schmidt Senior VP General  
Address: 12720 Hillcrest Rd., Suite 400 Securities  
Dallas, TX 75230 Council

  
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:

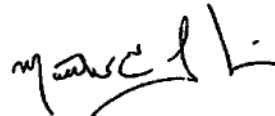
(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers 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**

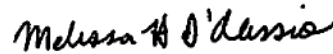


Matthew E. Lubin, President



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.

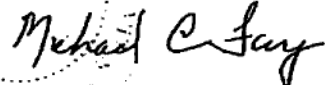


Melissa H. D'Alessio (Notary Public)

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      day  
of      20

**UNITED STATES FIRE INSURANCE COMPANY**



Michael C. Fay, Senior Vice President

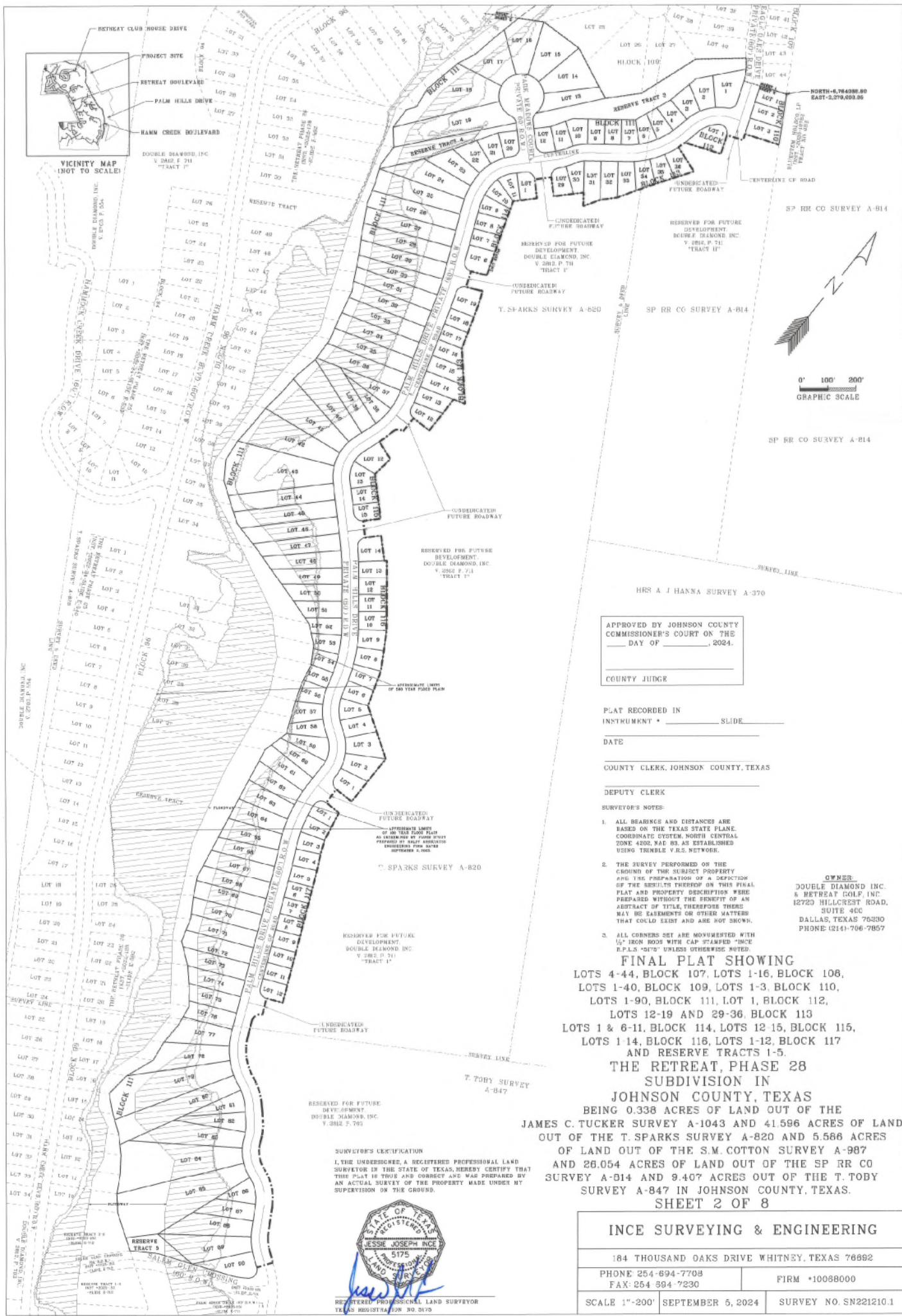


\*For verification of the authenticity of the Power of Attorney, please email: [SuretyInquiries@amvntagroup.com](mailto:SuretyInquiries@amvntagroup.com)









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 \_\_\_\_\_

SURVEYOR'S NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, PAC 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY ARE THE PREPARATION OF A DEFINITION 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 CLAIMS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
3. ALL CORNERS SET ARE DOCUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. '01'S" UNLESS OTHERWISE NOTED.

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

**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 118, 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-014 AND 9.407 ACRES OUT OF THE T. TOBY  
SURVEY A-847 IN JOHNSON COUNTY, TEXAS.  
**SHEET 2 OF 8**



REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5175

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76892		
PHONE 254-694-7708		FIRM *10088000
FAX: 254-694-7230		
SCALE 1"=200'	SEPTEMBER 5, 2024	SURVEY NO. SN221210.1





RETREAT GOLF, INC.  
INST. \*2018-31363  
"811,800 ACRE TRACT 1"  
"GOLF HOLES 1-12 AND 18  
AND CLUB HOUSE AREA"

0' 100' 200'  
GRAPHIC SCALE

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  
SEPTEMBER 2, 2005.

SP RR CO SURVEY A-814  
RESERVED FOR FUTURE  
DEVELOPMENT  
DOUBLE DIAMOND, INC.  
V. 2703, P. 554

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

CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C13	N89°46'46"E	117.36'	170.03'	119.82'
C14	N57°27'00"E	77.50'	200.03'	78.06'
C15	N04°41'48"E	39.51'	30.00'	41.53'
C16	N22°43'18"W	91.31'	60.00'	53.82'
C17	S79°00'23"E	29.40'	10.00'	41.13'
C18	N00°08'53"W	104.74'	150.00'	182.06'
C19	N22°58'26"W	191.56'	457.28'	131.84'
C20	N42°58'34"W	35.55'	40.00'	30.84'
C21	S11°02'47"W	37.79'	40.00'	39.95'
C22	N31°28'49"E	42.09'	200.00'	42.17'
C23	N75°18'18"E	91.90'	75.00'	98.91'
C24	S49°31'40"E	186.34'	200.03'	129.64'
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'
C28	N55°48'30"E	38.72'	30.00'	42.09'
C29	N26°08'50"E	40.48'	30.00'	44.43'
C30	N44°64'41"W	61.74'	275.51'	91.87'
C31	N12°05'17"W	30.38'	845.51'	30.34'
C32	N12°24'50"W	41.25'	905.51'	41.28'
C33	N01°06'03"E	77.04'	260.00'	77.41'
C34	N07°48'28"E	102.18'	1600.00'	102.22'
C35	N03°28'34"W	199.17'	687.66'	199.67'
C36	N19°45'19"E	29.35'	60.00'	29.85'
C37	N44°06'34"E	15.01'	200.00'	15.65'
C38	N33°40'54"E	37.34'	200.00'	37.74'

LINE	BEARING	DISTANCE
L2	N43°05'50"W	45.70'
L3	N33°35'14"E	198.99'
L4	S09°50'11"E	26.73'
L19	S21°24'39"E	30.00'
L20	S21°24'39"E	30.00'
L21	N35°59'11"E	38.35'
L22	N37°36'24"E	40.87'

LOT	BASE FLOOD	MINIMUM FINISH ELEVATION 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	684.7	687.7

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 & 8-11, 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 41.586 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 76992

PHONE: 254-694-7706  
FAX: 254-694-7230

FIRM \*10068000

SCALE 1"=100' SEPTEMBER 5, 2024

SURVEY NO. SN220917.1

...PLATSPHASE28SHEET4.dgn 9/5/2024 4:29:48 PM

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

- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE VRS NETWORK.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- ALL CORNERS SET ARE UNMENTIONED WITH 1/2" IRON RODS WITH CAP STAMPED "INCE R.P.L.S. 5/75" 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



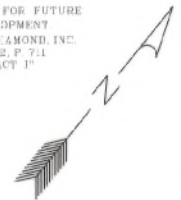








RESERVED FOR FUTURE  
DEVELOPMENT  
DOUBLE DIAMOND, INC.  
V. 2812, P. 711  
"TRACT 1"



CURVE	CHORD BEARING	CHORD	RADIUS	ARC
C80	S80°42'56"W	166.52'	300.00'	192.83'
C81	S13°10'01"E	146.61'	140.00'	167.84'
C82	S89°31'38"W	42.42'	30.00'	47.12'
C83	N00°39'32"E	41.69'	30.00'	46.95'
C84	S41°59'13"E	126.18'	1040.22'	126.26'
C85	S28°35'15"E	206.93'	500.00'	206.13'
C86	S30°5'29"E	146.67'	200.00'	143.74'
C87	S27°55'10"E	131.11'	140.00'	136.45'
C88	N42°36'53"W	44.28'	30.00'	49.81'

LINE	BEARING	DISTANCE
L16	S14°58'38"E	19.00'
L17	S55°49'55"E	28.60'

BLOCK 111		
LOT #	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  
COUNTY JUDGE \_\_\_\_\_

### FINAL PLAT SHOWING

LOTS 4-44, BLOCK 107, LOTS 1-10, 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 7 OF 8

### INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 78692

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

FIRM #10068000

SCALE 1"=100'

SEPTEMBER 5, 2024

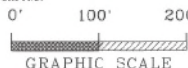
SURVEY NO. SN220917.1

- SURVEYOR'S NOTES
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE 4205, 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 S.P.L.S. 5175" UNLESS OTHERWISE NOTED.

#### SURVEYOR'S CERTIFICATION

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5175

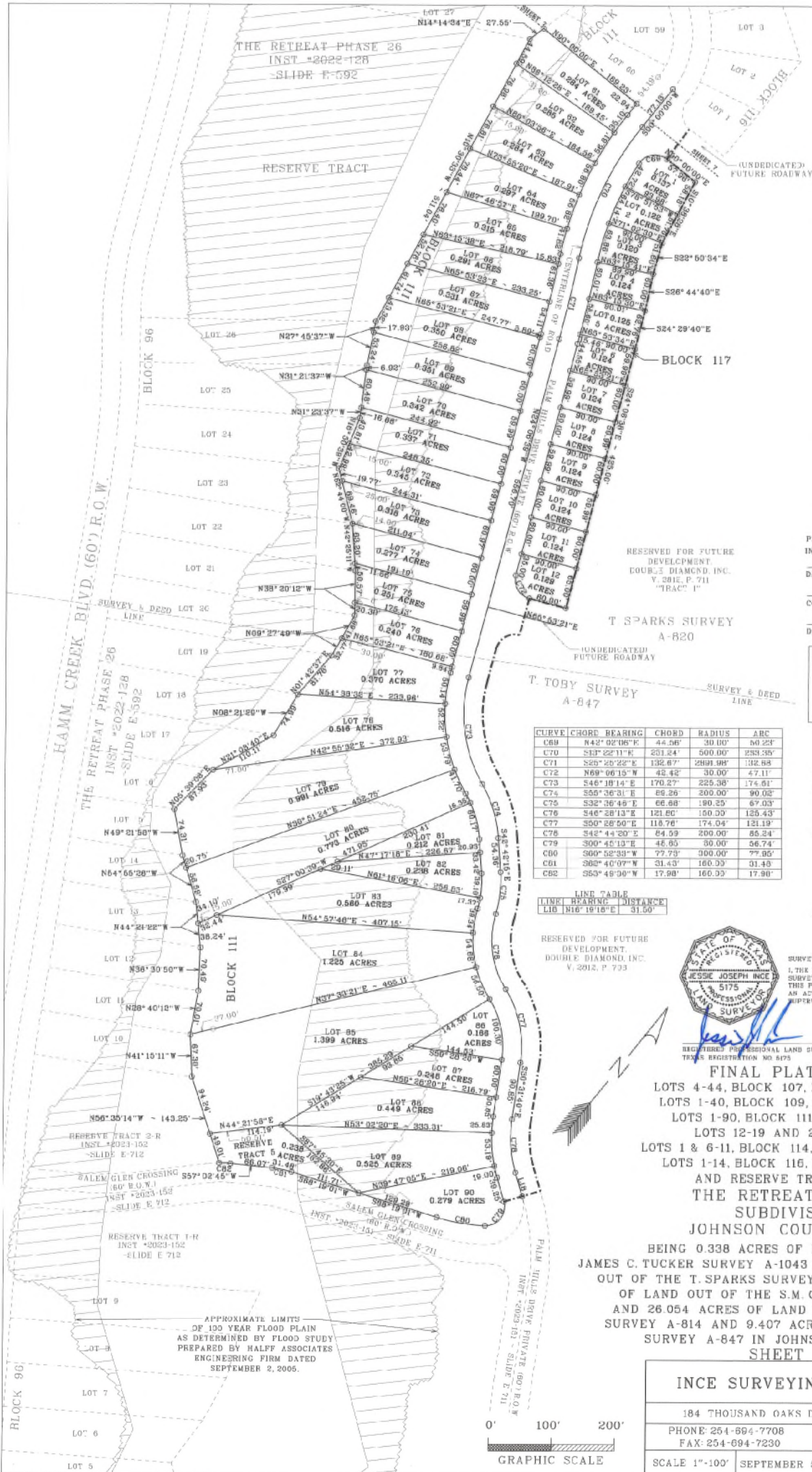


APPROXIMATE LIMITS  
OF 100 YEAR FLOOD PLAIN  
AS DETERMINED BY FLOOD STUDY  
PREPARED BY HALFF ASSOCIATES  
ENGINEERING FIRM DATED  
SEPTEMBER 2, 2005.

THE RETREAT PHASE 26  
INST. #2022-129  
-SLIDE E 592

RESERVE TRACT





RESERVED FOR FUTURE  
DEVELOPMENT.  
DOUBLE DIAMOND, INC.  
V. 2012, P. 711  
"TRACT 1"

LOT #	BLOCK 111	
	BASE FLOOD 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 \_\_\_\_\_

DATE \_\_\_\_\_

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°02'08"E	44.56'	30.00'	50.22'
C70 S13°22'11"E	201.24'	500.00'	233.35'
C71 S28°22'22"E	132.67'	289.98'	132.68'
C72 N69°06'15"W	42.42'	30.00'	47.11'
C73 S46°18'14"E	170.27'	225.36'	174.61'
C74 S56°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'	160.00'	125.43'
C77 S50°28'50"E	118.76'	174.04'	121.19'
C78 S42°44'20"E	64.59'	200.00'	65.24'
C79 S30°45'12"E	48.85'	30.00'	36.74'
C80 S60°52'33"W	77.73'	200.00'	77.95'
C81 S62°40'07"W	31.43'	160.00'	31.43'
C82 S53°45'30"W	17.98'	160.00'	17.98'

LINE	BEARING	DISTANCE
L10	N16°18'18"E	31.50'

RESERVED FOR FUTURE  
DEVELOPMENT.  
DOUBLE DIAMOND, INC.  
V. 2012, P. 713



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 OR THE GROUND.

**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 8 OF 8**

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7708		FIRM #1005E000
FAX: 254-694-7230		
SCALE 1"=100'	SEPTEMBER 5, 2024	SURVEY NO. SN220917.1



## **AGENDA PLACEMENT FORM**

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

**Date:** January 31, 2025

**Meeting Date:** February 10, 2025

**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



2-10-25

**Description:**

Consideration of Order 2025-12, Releasing Construction Bond from Double Diamond Delaware, Inc. for the sum of \$1,673.195.00, secured by United States Fire Insurance Company for the Construction of Roads, Streets, Drainage and Signage for The Retreat, Phase 28 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**

Approved in CC on 9/11/2023