

AGENDA PLACEMENT FORM

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

Date: February 21, 2025

Meeting Date: Marth 10, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>	
	3-10-2025

Description:

Consideration of Variance to allow The Retreat, Phase 29, to construct roads with 2" HMAC pavement section, 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



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Greg Edwards, P. E. Date 21 February, 2025

Phone Number 940-391-8487

Email Address gedwards@ae-grp.com

Property Information for Variance Request:

Property 911 address _____

Subdivision name The Retreat, Phase 29 (all) Block _____ Lot _____

Survey SR RR CO &T. SPARKS SURVEYS Abstract A-814 & A-820 Acreage 28.5

Request VARIANCE FROM COMMENT #2 - 2" HMAC THICKNESS

Reason for request Historic 2" HMAC pavement section, used at The Retreat for over 20 years has provided at reliable driving surface.

Provide the following with this request:

- ☒ Copy of plat (if property has been platted)
- ☐ Copy of property deed
- ☐ Survey or drawing showing existing structures



Planning Communities - Designing the Systems That Serve Them

2415 N. Elm Street
Denton, TX 76201
Office: 940.380.9453
Fax: 940.380.9431
www.ae-grp.com
TBPE Firm #: 7898

Jen Mashburn
Public Works
Johnson County Annex
2 N Mill St
Suite 305
Cleburne, Texas 76033

February 20, 2025

RE: Additional Variances for The Retreat Phase 29

Dear Ms. Mashburn:

As you are aware, Double Diamond has been building and maintaining the roads at The Retreat for more than 20 years with great success. Most of the roadway subgrades are either built on rock or non-plastic materials, where lime stabilization is not required by the County. Double Diamond's current practice is to have their Geotechnical Engineer, test the roadway subgrades, prior to paving. We will be glad to submit their finding for County review and approval. With the maintenance history at the Retreat, we believe that the 2" HMAC in its historical pavement section, is sufficient to provide and appropriate economic life for the future facilities.

Double Diamond therefore requests the necessary variances from the current pavement section requirement to allow continuation of their current construction practices.

Please call me at (940) 391-8487 or Fernando Morane at (if you have any questions.

Sincerely,

Greg Edwards, P.E.

CC: Randy Gracy, Philip Ellis, Ron Cannon, Christie Rotramel

11176

BK 2812 PG 0711

CLTC GP# 27806845
JCS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: APRIL 8th, 2002

Grantor: Thomas Hazlewood, Trustee

Grantor's Mailing Address: 1500 West Henderson
Cleburne, Texas 76033

Grantee: Double Diamond, Inc.

Grantee's Mailing Address: 10100 North Central Expressway, Suite 400
Dallas, Texas 75231

Consideration: Ten and No/100's Dollars (\$10.00) and a note of even date that is executed by Grantee, payable to the order of Lone Star Land Bank. The note is secured by a vendor's lien retained in favor of Lone Star Land Bank, in this deed and by a Deed of Trust and Assignment of Rents of even date from Grantee to GLENN R. PARR, Trustee, for the benefit of Lone Star Land Bank. Lone Star Land Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Lone Star Land Bank, and are transferred to that party without recourse on Grantor.

Property (including any improvements): See Exhibit "A" attached hereto

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to the terms of any valid oil and gas leases, easements, restrictions, or zoning ordinances, to the extent that same may be in force and effect, covering or describing the above-described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

SIGNED this 8th day of APRIL, 2002.



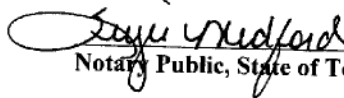
Thomas Hazlewood, Trustee

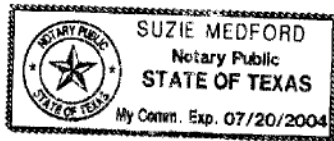
ACKNOWLEDGMENT

THE STATE OF TEXAS

§
§
§COUNTY OF JOHNSON

This instrument was acknowledged before me on this the 24 day of April, 2002, by Thomas Hazlewood, Trustee.


Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

EDWARD G. MARKEY
Attorney at Law
1200 Summit Avenue, Suite 700
Fort Worth, Texas 76102-4409

AFTER RECORDING RETURN TO:

Double Diamond, Inc.
10100 N. Central Expressway, Suite 400
Dallas, Texas 75231

TRACT I:

Being all of the T. SPARKS SURVEY, ABSTRACT NO. 820, Johnson County, Texas. Bearings are correlated to the north line of the T. Sparks Survey, Abstract No. 820, Johnson County, Texas. (North 60 degrees 00 minutes 00 seconds East)

Beginning at a 1/2 inch steel pin set for a corner being the northwest corner of the T. Sparks Survey, Abstract No. 820, from which a 30 inch live oak witness tree found, bears North 14 degrees 00 minutes 00 seconds West, 47.20 feet, (17 varas);

Thence North 60 degrees 00 minutes 00 seconds East, along the north line of said T. Sparks Survey and the south line of the S.M. Cotton Survey, Abstract No. 987, 1827.70 feet, (657.97 varas), to a 1/2 inch steel pin found for a corner being the northeast corner of said T. Sparks Survey;

Thence South 29 degrees 15 minutes 21 seconds East, with the east line of said T. Sparks Survey, 3933.94 feet, (1416.22 varas), to a 5/8 inch steel pin found for a corner being the southeast corner of said T. Sparks Survey, in the north line of the T. Toby Survey, Abstract No. 847;

Thence South 60 degrees 00 minutes 00 seconds West, with the south line of said T. Sparks Survey and the north line of the said T. Toby Survey, 1827.70 feet, (657.97 varas), to a 1/2 inch steel pin set for a corner;

Thence North 29 degrees 15 minutes 21 seconds West, with the west line of said T. Sparks Survey, 3933.94 feet, (1416.22 varas), to the Place of Beginning and Containing 165.047 acres of land, more or less.

TRACT II:

Being a tract of land in the S.P.R.R. SURVEY, ABSTRACT NO. 814, Johnson County, Texas. Bearings are correlated to the north line of the T. Sparks Survey, Abstract No. 820, Johnson County, Texas. (North 60 degrees 00 minutes 00 seconds East)

Beginning at a 1/2 inch steel pin found being the northeast corner of the T. Sparks Survey, Abstract No. 820, in the west line of the S.P.R.R. Survey, Abstract No. 814, both, Johnson County, Texas;

Thence North 60 degrees 00 minutes 00 seconds East, 462.48 feet to a 1/2 inch steel pin set for a corner;

Thence South 29 degrees 09 minutes 32 seconds East, generally along a fence, 2068.87 feet to a 5/8 inch steel pin found for a corner;

Thence South 61 degrees 59 minutes 51 seconds West, generally along a fence, 459.05 feet to a 1/2 inch steel pin found for a corner in the east line of said Sparks Survey;

Thence North 29 degrees 15 minutes 21 seconds West, along the east line of said Sparks Survey, 2052.82 feet to the Place of Beginning and Containing 21.795 acres of land, more or less.

Exhibit "A"

WARNING — THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 1:00 AM/PM

APR 17 2002

County Clerk Johnson County
By _____ Deputy

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE REAL
DESCRIBED REAL PROPERTY ON THE BASIS OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW



STATE OF TEXAS
COUNTY OF JOHNSON

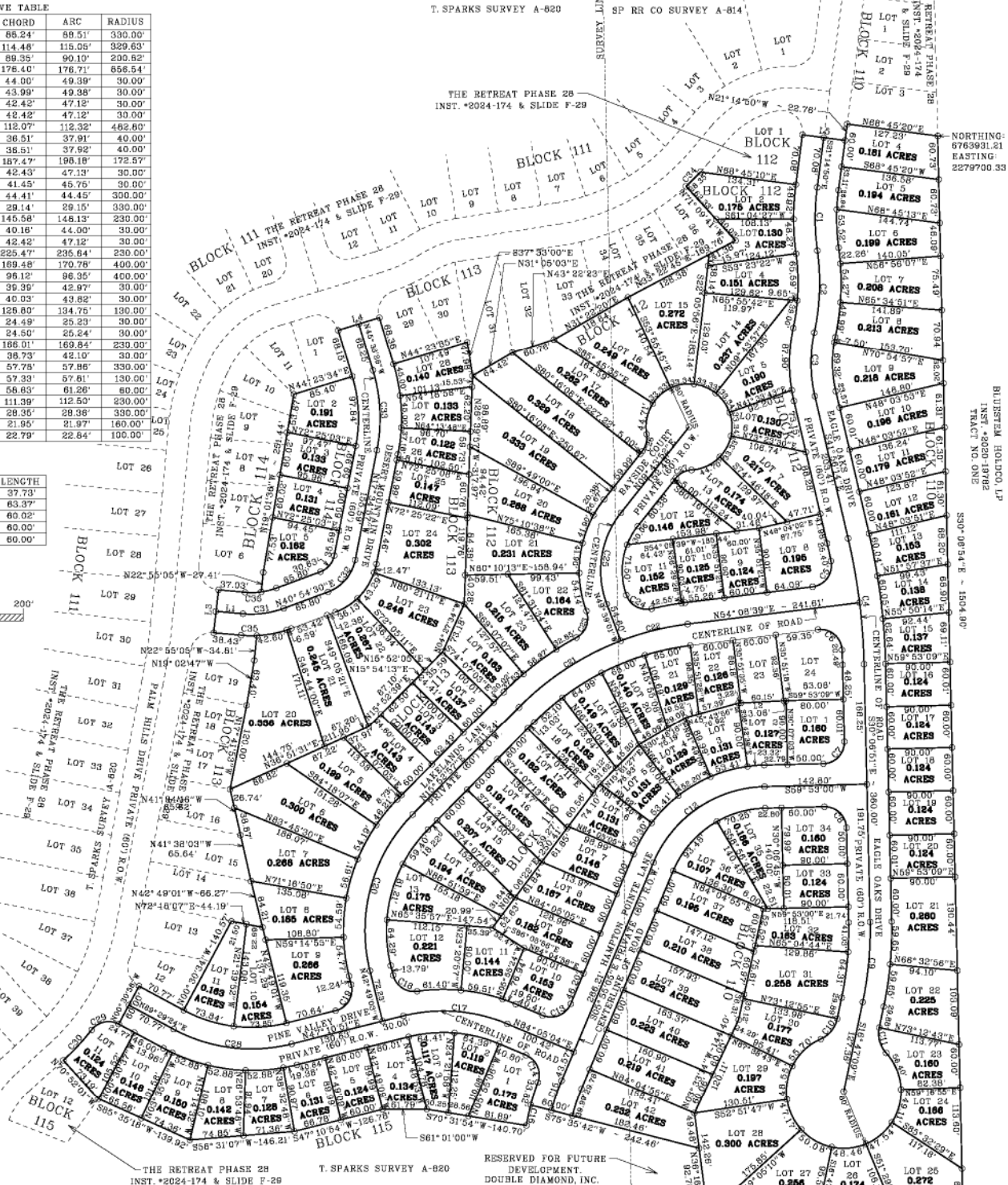
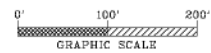
that I hereby certify this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown hereon.

C.H.D.

CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S89°55'56"E	86.24'	88.51'	330.00'
C2	S26°36'35"E	114.46'	115.05'	329.63'
C3	S29°16'24"E	89.35'	90.10'	200.82'
C4	N36°01'36"W	176.40'	176.71'	656.54'
C5	N06°59'04"E	44.00'	49.59'	30.00'
C6	S78°42'01"E	43.99'	49.38'	30.00'
C7	S14°53'17"W	42.42'	47.12'	30.00'
C8	N75°06'43"W	42.42'	47.12'	30.00'
C9	S23°27'06"E	112.07'	112.32'	462.60'
C10	N10°22'05"E	36.51'	37.91'	40.00'
C11	S43°56'45"E	36.51'	37.92'	40.00'
C12	S26°59'00"W	187.47'	196.18'	172.57'
C13	S39°04'46"W	42.43'	47.13'	30.00'
C14	N52°13'24"W	41.45'	45.75'	30.00'
C15	S10°09'22"E	44.41'	44.45'	300.00'
C16	S16°55'36"E	29.14'	29.15'	330.00'
C17	N65°37'49"E	145.58'	145.13'	230.00'
C18	N84°50'35"W	40.16'	44.00'	30.00'
C19	N02°11'19"E	42.42'	47.12'	30.00'
C20	N13°28'11"W	225.47'	235.64'	230.00'
C21	N28°06'43"E	169.48'	170.78'	400.00'
C22	N47°14'50"E	96.12'	96.35'	400.00'
C23	N08°10'24"W	36.39'	42.97'	30.00'
C24	N89°41'58"E	45.03'	43.82'	30.00'
C25	N19°57'41"W	128.80'	134.75'	100.00'
C26	N14°20'54"W	24.49'	25.23'	30.00'
C27	S33°49'56"W	24.50'	25.24'	30.00'
C28	N68°20'02"E	166.01'	169.84'	230.00'
C29	N49°17'34"E	36.73'	42.10'	30.00'
C30	N14°06'13"E	57.78'	57.86'	330.00'
C31	N53°39'14"E	57.33'	57.81'	130.00'
C32	N11°40'13"E	56.63'	61.26'	60.00'
C33	N31°35'28"W	11.39'	12.50'	230.00'
C34	N18°23'22"E	28.35'	28.38'	330.00'
C35	N52°27'14"E	21.95'	21.97'	160.00'
C36	S58°50'00"W	22.79'	22.84'	100.00'

LINE	BEARING	LENGTH
L1	N66°23'13"E	37.73'
L2	S56°07'51"W	63.37'
L3	N22°16'29"W	60.02'
L4	N44°12'11"E	60.00'
L5	N88°45'20"E	60.00'



NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
 THAT DOUBLE DIAMOND, INC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND,
 DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY
 AS LOTS 1-41, BLOCK 110, LOTS 2-23, BLOCK 112, LOTS 1-11 AND LOTS 20-26,
 BLOCK 113, LOTS 2-6, BLOCK 114, LOTS 1-11, BLOCK 115, LOTS 1-24, BLOCK 116 OF
 THE RETREAT PHASE 2B 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-VICE PRESIDENT DATE _____
 SWORN AND SUBSCRIBED BEFORE ME BY _____
 THIS THE _____ DAY OF _____, 2025.
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____
 PLAT RECORDED IN _____ SLIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

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

- SURVEYOR'S NOTES:
1. ALL DRAWINGS 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 S.P.E. 5179" UNLESS OTHERWISE NOTED.



REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5175

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

FINAL PLAT SHOWING
 LOTS 4-42, BLOCK 110, LOTS 2-23, BLOCK 112,
 LOTS 1-11 AND LOTS 20-28, BLOCK 113, LOTS 2-5,
 BLOCK 114, LOTS 1-11, BLOCK 115, LOTS 1-24,
 BLOCK 116

THE RETREAT, PHASE 2B
 SUBDIVISION IN
 JOHNSON COUNTY, TEXAS
 BEING 14.912 ACRES OF LAND OUT OF THE SP RR
 CO SURVEY A-814 AND 13.566 ACRES OF LAND OUT
 OF THE T. SPARKS SURVEY A-820 IN JOHNSON
 COUNTY, TEXAS.
 SHEET 1 OF 2

INCE SURVEYING & ENGINEERING		
184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692		
PHONE: 254-694-7706	FIRM #10068000	
FAX: 254-694-7230		
SCALE 1"=100'	JANUARY 30, 2025	SURVEY NO. SN221210.1

JOHNSON COUNTY, TEXAS NOTES:

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE FOR THIS PLAN IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
4. UTILITY PROVIDERS:
WATER SERVICE PROVIDED BY 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.

5. FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4861500485J, EFFECTIVE DATE DECEMBER 04, 2019, 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 TRAVELING 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 TRAVELING BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

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

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY 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 EASEMENTS:

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 INCREASE AND DECREASE 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 P.M. OR STATE HWY.
30' FROM CENTER OF ROADS.
ALL STREETS TO BE PRIVATELY MAINTAINED.

10. BUILDING LINE DIMENSIONS EXCEEDING COUNTY MINIMUMS ARE PER THE DEVELOPER:

50' FRONT (STATE HWY. & P.M.)
50' FRONT (COUNTY ROAD OR SUBDIVISION ROAD)
50' REAR LOT LINES
50' 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 ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE INCUR 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 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 MAINTAINED BY JOHNSON COUNTY. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED TO JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ORDERED 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.

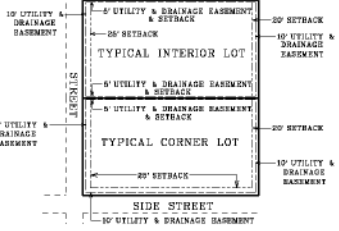
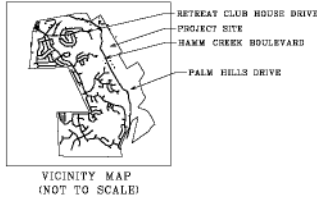
SURVEYOR'S NOTES:

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.

LINEAR FEET BY ROAD	
DESERT MOUNTAIN DRIVE	556 FEET
HAYDILL COURT	514 FEET
LAKELANDS LANE	0677 FEET
EAGLE OAKS DRIVE	1343.9 FEET
HAMPTON POINTE LANE	655 FEET
PINE VALLEY DRIVE	881 FEET
4,656.8 LINEAR FEET OF NEW ROADWAY	



0' 100' 200'

GRAPHIC SCALE



LEGAL DESCRIPTION:

Field notes for the survey of that certain lot, tract or parcel of land being 14.912 acres out of the SP RR CO Survey A-614 and 13.566 acres out of the T. Sparks Survey A-820 in Johnson County, Texas. Said land is a part of that certain 165.047 acre "Tract I" and a part of that certain 21.795 acre "Tract II" described in a deed from Thomas Hazelwood, Trustee to Double Diamond, Inc. recorded in Volume 2812, Page 711 of the Official Public Records of Johnson County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the north line of the Hanna Survey A-370, in the north line of that certain tract described in a deed to James H. Knapp recorded in Volume 528, Page 146 of the Deed Records of Johnson County, in the south line of said SP RR CO Survey, and in the south line of said "Tract I" for an outside ell corner of this, said rod being N01°14'01"E 105.94 feet from a 1/2" iron rod found for the southwest corner of said SP RR CO Survey and for the southwest corner of said "Tract I";
THENCE N36°16'08"W 92.78 feet to a 1/2" iron rod set for an inside ell corner of this;
THENCE S75°35'42"W 242.46 feet to a 1/2" iron rod found for an inside ell corner of this;
THENCE along a curve to the left having a radius of 330.00 feet, S14°55'36"E for a chord distance of 29.14 feet, an arc distance of 29.15 feet, to a 1/2" iron rod set for an outside ell corner of this;

THENCE generally along a draw the following courses and distances to 1/2" iron rods set:
S70°31'54"W 70.10 feet,
S61°01'00"W 61.79 feet,
S47°10'54"W 126.78 feet,
S56°31'07"W 146.21 feet,
S65°33'18"W 138.92 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the northeast corner of Lot 12, Block 115 of The Retreat, Phase 28, according to plat recorded in Slide F-29 of the Official Plat Records of Johnson County, and
N70°52'11"W 73.19 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found in the east line of Palm Hills Drive and in the east line of said Phase 28 for the southwest corner of this;

THENCE with the east line of said Phase 28, with the east line of Palm Hills Drive, and along a curve to the left having a radius of 330.00 feet, N14°06'13"E for a chord distance of 57.78 feet, an arc distance of 57.98 feet, to a 1/2" iron rod set for the beginning of a curve to the right;
THENCE along said curve having a radius of 30.00 feet, N69°17'34"E for a chord distance of 38.73 feet, an arc distance of 42.10 feet, to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the end of said curve;

THENCE with the east line of said Phase 28 the following courses and distances to 1/2" iron rods with cap stamped "INCE RPLS #5175" found:
N06°30'50"E 60.00 feet,
N89°29'24"E 70.77 feet,
N00°30'34"W 140.57 feet,
N72°16'07"E 44.19 feet,
N42°49'01"W 66.27 feet,
N41°30'03"W 65.64 feet,
N41°34'16"W 65.62 feet,
N17°41'53"W 120.00 feet,
N19°02'47"W 63.40 feet, and
N22°55'05"W 34.81 feet;

THENCE along a curve to the right having a radius of 190.00 feet, S62°27'14"W for a chord distance of 21.95 feet, an arc distance of 21.97 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the end of said curve;
THENCE S66°23'13"W 38.43 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for an outside ell corner of this;
THENCE N22°16'20"W 60.02 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for an outside ell corner of this;
THENCE N66°23'13"E 37.03 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for the beginning of a curve to the left;
THENCE along said curve having a radius of 100.00 feet, N69°50'00"E for a chord distance of 22.79 feet, an arc distance of 22.84 feet, to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for an inside ell corner of this;
THENCE continuing with the east line of said Phase 28, N22°55'05"W 24.41 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found and
N19°01'36"E 251.44 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found for an inside ell corner of said Phase 28 and for the northwest corner of this;
THENCE with a southerly line of said Phase 28 the following courses and distances to 1/2" iron rods with cap stamped "INCE RPLS #5175" found:
N44°23'24"E 65.40 feet,
N45°36'26"W 68.15 feet,
N44°12'11"E 60.00 feet,
S45°36'26"E 68.36 feet,
N44°23'25"E 107.49 feet,
S37°33'00"E 47.98 feet,
N31°05'35"E 64.42 feet,
N43°22'23"E 60.76 feet,
N31°22'20"E 118.84 feet,
N33°22'45"E 128.36 feet,
N75°09'11"W 62.35 feet to a point in a curve to the left on the south line of Palm Hills Drive;

THENCE along said curve having a radius of 330.00 feet, N16°23'22"E for a chord distance of 28.35 feet, an arc distance of 28.36 feet, to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found;
THENCE continuing with said southerly line of Phase 28 the following courses and distances to 1/2" iron rods with caps stamped "INCE RPLS #5175" found:
N68°45'10"E 134.31 feet,
N21°14'50"W 70.08 feet,
N68°45'20"E 60.00 feet,
N21°14'50"W 22.76 feet, and
N68°45'20"E 127.23 feet to a 1/2" iron rod with cap stamped "INCE RPLS #5175" found in the east line of said "Tract I" and in the west line of that certain tract described in a deed to Bluestem HOLDCO, LP recorded as instrument #2020-19762 of the Official Public Records of Johnson County for the northeast corner of this;

THENCE generally along a fence, S30°06'54"E 1504.90 feet to a 1/2" iron rod found for the southwest corner of said Bluestem tract, for the southeast corner of said "Tract I", and for the southeast corner of this;
THENCE S61°14'01"W 356.14 feet to the place of beginning, containing 28.478 acres of land.

PLAT RECORDED IN

INSTRUMENT # SLIDE

DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF , 2020.

COUNTY JUDGE



OWNER:
DOUBLE DIAMOND INC.
12720 HILLCREST ROAD,
SUITE 400
DALLAS, TEXAS 75230
PHONE: (214)-708-7857

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5175

DEVELOPER'S NOTES:

THE FOLLOWING VARIANCES WERE APPROVED IN COMMISSIONER'S COURT ON JANUARY 27, 2025:

1. REDUCED MINIMUM PAVEMENT WIDTH FROM 22' TO 20'.
2. DECREASED CUL-DE-SAC RADIUS AT THE END OF BAYSIDE COURT FROM 80' TO 100'.
3. INCREASED MAXIMUM ROADWAY GRADIENT FOR SECTIONS OF EAGLE OAKS DRIVE, LAKELANDS LANE AND HAMPTON POINTE LANE.
4. REDUCED UTILITY EASEMENTS FROM 15' TO 10' ON FRONT AND REAR OF ALL LOTS AND CHANGE THE LOCATION OF THE PLACEMENT OF WATER AND SEWER IN RIGHT-OF-WAY.
5. SUBSTITUTE HOPE DRAINAGE PIPES FOR CMP.
6. ALLOW SALES OF LOTS PRIOR TO ELECTRIC INSTALLATION.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT DOUBLE DIAMOND, INC. OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 4-42, BLOCK 110, LOTS 8-85, BLOCK 116, LOTS 1-11 AND LOTS 80-88, BLOCK 118, LOTS 2-11, BLOCK 119, LOTS 1-24, BLOCK 119 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-VICE PRESIDENT DATE:

SWORN AND SUBSCRIBED BEFORE ME BY

THIS THE DAY OF , 2025.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

FINAL PLAT SHOWING
LOTS 4-42, BLOCK 110, LOTS 2-23,
BLOCK 112, LOTS 1-11 AND LOTS
20-28, BLOCK 113, LOTS 2-5, BLOCK
114, LOTS 1-11, BLOCK 115, LOTS 1-24,
BLOCK 116

THE RETREAT, PHASE 29
SUBDIVISION IN
JOHNSON COUNTY, TEXAS
BEING 14.912 ACRES OF LAND OUT
OF THE SP RR CO SURVEY A-614
AND 13.566 ACRES OF LAND OUT
OF THE T. SPARKS SURVEY A-820
IN JOHNSON COUNTY, TEXAS.

SHEET 2 OF 2

INCE SURVEYING & ENGINEERING

184 THOUSAND OAKS DRIVE WHITNEY, TEXAS 76692

PHONE: 254-694-7708

FAX: 254-694-7230

FIRM #10068000

SCALE 1"=200' JANUARY 30, 2025 SURVEY NO. SN221210.1